

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1128 ARTHURS SEAT ROAD DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 2B MCARTHUR STREET DROMANA VIC 3936  | \$1,275,000 | 25-Jan-25 |
| 7 DOROTHEA CRESCENT DROMANA VIC 3936 | \$1,045,000 | 27-Sep-24 |
| 30 MARCUS STREET DROMANA VIC 3936    | \$1,180,000 | 05-Dec-24 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**2B MCARTHUR STREET DROMANA  
VIC 3936**

4 2 2

Sold Price <sup>RS</sup> **\$1,275,000** Sold Date **25-Jan-25**

Distance **0.33km**



**7 DOROTHEA CRESCENT  
DROMANA VIC 3936**

4 2 2

Sold Price **\$1,045,000** Sold Date **27-Sep-24**

Distance **0.66km**



**30 MARCUS STREET DROMANA  
VIC 3936**

3 1 2

Sold Price **\$1,180,000** Sold Date **05-Dec-24**

Distance **0.84km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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