

## 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

12 DAHLIA STREET DROMANA VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$960,000

&

\$1,055,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Dromana

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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

14 BEACHURST AVENUE DROMANA VIC 3936	\$970,500	02-Oct-25
307 BOUNDARY ROAD DROMANA VIC 3936	\$1,055,100	10-Jul-25

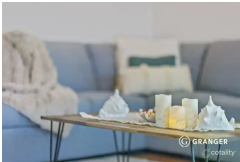
OR

**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.

This Statement of Information was prepared on: 29 October 2025

**14 BEACHURST AVENUE  
DROMANA VIC 3936**

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Sold Price <sup>RS</sup> **\$970,500** Sold Date **02-Oct-25**Distance **1.1km****307 BOUNDARY ROAD DROMANA  
VIC 3936**

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Sold Price **\$1,055,100** Sold Date **10-Jul-25**Distance **1.12km****RS** = Recent sale**UN** = Undisclosed Sale

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