

## 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

35/131 NEPEAN HIGHWAY 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

\$260,000

~~or range  
between~~

&

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Dromana

Period-from

01 Feb 2024

to

31 Jan 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

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: 05 February 2025

## 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

103/131 NEPEAN HIGHWAY 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Dromana

Period-from

01 Feb 2024

to

31 Jan 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


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: 05 February 2025

## 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

124/131 NEPEAN HIGHWAY 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

\$260,000

~~or range  
between~~

&

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Dromana

Period-from

01 Feb 2024

†  
o

31 Jan 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


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: 05 February 2025