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 s	see consumer.vic.go	ov.au/u	nderquoting (*De	lete single price	or range as a	pplicable)	
Single Price	\$260,000	or range between			&	&	
Median sale price							
(*Delete house or unit as appli	icable)						
Median Price	\$820,000	Property type Unit		Unit	Suburb	Dromana	
Period-from	01 Feb 2024	to 31 Jan 2025		Sour	се	Corelogic	
Comparable property sa A These are the three pr	operties sold withir	two kile	ometres of the pr	operty for sale ir		nths that the estate	
 * agent or agent's representation Address of comparable project 		s to be r	nost comparable	,	tor sale. ice	Date of sale	
	,						
OR							

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 sal	le							
Address Including suburb and postcode	103/131 NEPEAN HIGHWAY DROMANA VIC 3936							
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.aı	u/underquoting (*	Delete single pri	ce or range a	s applicable)		
Single Price			or range between	\$410,000	&	\$450,000		
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$820,000	Property type Unit		Unit	Suburb	Dromana		
Period-from	01 Feb 2024	01 Feb 2024 to 31 Jan 2025 S			Corelogic			
Comparable property s A* These are the three estate agent or agen Address of comparable pr	properties sold wit t's representative	hin two	kilometres of the	property for sale	roperty for sa			
OR								

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



В*

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.go	v.au/underquoting (Delete single price	or range as a	pplicable)			
Single Price	\$260,000	or range between		&	&			
Median sale price								
(*Delete house or unit as appl	icable)							
Median Price	\$820,000	Property type Unit		Suburb	Dromana			
Period-from	01 Feb 2024	t 31 Jan 20	25 Sour	ce	Corelogic			
Comparable property so A These are the three pr * agent or agent's representations.	r operties sold within	two kilometres of the	e property for sale ir		nths that the estate			
Address of comparable pro	Pr	ice	Date of sale					
OR								

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

