

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

2/146 DROMANA PARADE SAFETY BEACH VIC 3936

Indicative selling price

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

Single Price

or range
between

\$930,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2025

to

31 Jan 2026

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

2/26 BALMORAL AVENUE SAFETY BEACH VIC 3936	\$935,000	05-Jan-26
5 OSKANA WALK SAFETY BEACH VIC 3936	\$945,000	22-Nov-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.

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2/26 BALMORAL AVENUE SAFETY BEACH VIC 3936

Sold Price

^{RS}

\$935,000

Sold Date

05-Jan-26



3



2



2

Distance

0.94km



5 OSKANA WALK SAFETY BEACH VIC 3936

Sold Price

^{RS}

\$945,000

Sold Date

22-Nov-25



3



2



2

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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