

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

2/6 PERMIEN STREET DROMANA 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,500

Property type

Unit

Suburb

Dromana

Period-from

01 Nov 2024

to

31 Oct 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

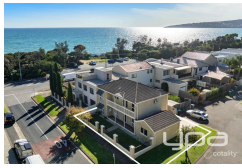
Date of sale

28 SEA QUINN CLOSE DROMANA VIC 3936	\$1,338,500	16-Jun-25
3 DYSON STREET DROMANA VIC 3936	\$1,240,000	15-Aug-25
47 GRAEME STREET DROMANA VIC 3936	\$1,270,000	27-Oct-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: 20 November 2025



28 SEA QUINN CLOSE DROMANA VIC 3936

4 2 1

Sold Price

\$1,338,500

Sold Date

16-Jun-25

Distance

1.4km



3 DYSON STREET DROMANA VIC 3936

3 2 2

Sold Price

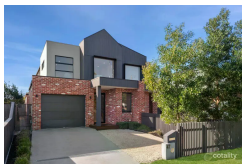
\$1,240,000

Sold Date

15-Aug-25

Distance

1.46km



47 GRAEME STREET DROMANA VIC 3936

4 2 1

Sold Price

^{RS} **\$1,270,000**

Sold Date

27-Oct-25

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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