

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

2/9 MCARTHUR 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

\$2,200,000

&

\$2,400,000

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

651 POINT NEPEAN ROAD MCCRAE VIC 3938

\$2,350,000

17-Mar-25

73 MARINE DRIVE SAFETY BEACH VIC 3936

\$2,200,000

24-Aug-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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651 POINT NEPEAN ROAD MCCRAE VIC 3938

Sold Price

\$2,350,000

Sold Date

17-Mar-25



4



2



6

Distance

2.28km



73 MARINE DRIVE SAFETY BEACH VIC 3936

Sold Price

\$2,200,000

Sold Date

24-Aug-25



4



2



2

Distance

3.4km

RS = Recent sale

UN = Undisclosed Sale

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