

## 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

20 VERDON STREET 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

\$795,000

&

\$874,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$948,000

Property type

House

Suburb

Dromana

Period-from

01 Aug 2024

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| LOT 2 FRANCIS STREET DROMANA VIC 3936 | \$801,500 | 28-May-25 |
| 30 FRANCIS STREET DROMANA VIC 3936    | \$800,000 | 21-May-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: 06 August 2025

**LOT 2 FRANCIS STREET DROMANA** Sold Price  
**VIC 3936****\$801,500** Sold Date **28-May-25** -  -  -Distance **0.38km****30 FRANCIS STREET DROMANA** Sold Price  
**VIC 3936****\$800,000** Sold Date **21-May-25** -  -  -Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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