

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

3/34 MCCULLOCH 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Dromana

Period-from

01 May 2025

to

30 Apr 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

1/42 FRANCIS STREET DROMANA VIC 3936	\$945,000	17-Mar-25
2/42 FRANCIS STREET DROMANA VIC 3936	\$880,000	14-Apr-26
3/42 FRANCIS STREET DROMANA VIC 3936	\$920,000	31-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: 22 May 2026

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**1/42 FRANCIS STREET DROMANA
VIC 3936**

4 2 2

Sold Price

\$945,000

Sold Date

17-Mar-25

Distance

0.22km



**2/42 FRANCIS STREET DROMANA
VIC 3936**

3 2 2

Sold Price

^{RS} **\$880,000**

Sold Date

14-Apr-26

Distance

0.22km



**3/42 FRANCIS STREET DROMANA
VIC 3936**

3 2 2

Sold Price

\$920,000

Sold Date

31-Oct-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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