

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

3/42 FRANCIS 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Dromana

Period-from

01 Sep 2024

to

31 Aug 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

4/42 FRANCIS STREET DROMANA VIC 3936	\$915,000	13-Jun-25
18 THOMAS STREET DROMANA VIC 3936	\$990,000	03-Jun-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: 04 September 2025



4/42 FRANCIS STREET DROMANA VIC 3936

Sold Price

\$915,000

Sold Date

13-Jun-25

4

2

2

Distance

0km

18 THOMAS STREET DROMANA VIC 3936

Sold Price

\$990,000

Sold Date

03-Jun-25

3

2

2

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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