

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 SHIRE ROAD 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

\$1,195,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$948,000

Property type

House

Suburb

Dromana

Period-from

01 Jul 2024

to

30 Jun 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

2B MCARTHUR STREET DROMANA VIC 3936	\$1,275,000	25-Jan-25
8 TIMARA COURT MCCRAE VIC 3938	\$1,200,000	14-Jun-25
30 COBURN AVENUE MCCRAE VIC 3938	\$1,375,000	20-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: 25 July 2025



**2B MCARTHUR STREET DROMANA
VIC 3936**

Sold Price

\$1,275,000

Sold Date

25-Jan-25



3



2



2

Distance

0.65km



**8 TIMARA COURT MCCRAE VIC
3938**

Sold Price

^{RS}

\$1,200,000

Sold Date

14-Jun-25



4



3



3

Distance

0.69km



**30 COBURN AVENUE MCCRAE VIC
3938**

Sold Price

^{RS}

\$1,375,000

Sold Date

20-Jun-25



3



2



2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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