

## 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

4/42 FRANCIS 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Dromana

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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
3/5 SEACOMBE STREET DROMANA VIC 3936	\$945,000	12-Mar-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: 24 March 2025



1/42 FRANCIS STREET DROMANA

VIC 3936

Sold Price

RS

\$945,000

Sold Date

17-Mar-25

4

2

2

Distance

0km



3/5 SEACOMBE STREET DROMANA

VIC 3936

Sold Price

Sold Date

12-Mar-25

3

2

2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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