

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 SUSAN 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Dromana

Period-from

01 Dec 2024

to

30 Nov 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

3 GRAEME STREET DROMANA VIC 3936	\$1,140,000	02-Oct-25
11 SEAVIEW PARADE DROMANA VIC 3936	\$902,000	15-Nov-25
1 HILLVIEW STREET DROMANA VIC 3936	\$1,060,000	01-Nov-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: 23 December 2025



3 GRAEME STREET DROMANA VIC 3936

Sold Price

RS\$1,140,000

Sold Date

02-Oct-25

3

2

1

Distance

0.82km



11 SEAVIEW PARADE DROMANA VIC 3936

Sold Price

RS\$902,000

Sold Date

15-Nov-25

3

2

3

Distance

0.37km



1 HILLVIEW STREET DROMANA VIC 3936

Sold Price

\$1,060,000

Sold Date

01-Nov-25

3

2

2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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