

## 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

5/178 DROMANA PARADE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$869,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 May 2024

to

30 Apr 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

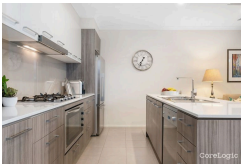
Date of sale

3 BOWLINE LANE SAFETY BEACH VIC 3936	\$825,000	06-Dec-24
1/85 DROMANA PARADE SAFETY BEACH VIC 3936	\$820,000	10-Apr-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: 06 May 2025



3 BOWLINE LANE SAFETY BEACH VIC 3936

Sold Price

\$825,000

Sold Date

06-Dec-24

3

2

-

Distance

1.1km

1/85 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

<sup>RS</sup>\$820,000

Sold Date

10-Apr-25

3

1

2

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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