

## 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

55 SEACOMBE 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

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Jul 2024

to

30 Jun 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

6 GRAEME STREET DROMANA VIC 3936	910000	14-Jun-25
2 DONALD CRESCENT DROMANA VIC 3936	830000	05-Jun-25
43 ROSALIE AVENUE DROMANA VIC 3936	910000	17-May-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.~~

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**6 GRAEME STREET DROMANA VIC 3936**

Sold Price

<sup>RS</sup> **910000** Sold Date **14-Jun-25**

 2  1  1

Distance **0.26km**



**2 DONALD CRESCENT DROMANA VIC 3936**

Sold Price

<sup>RS</sup> **830000** Sold Date **05-Jun-25**

 2  1  1

Distance **0.76km**



**43 ROSALIE AVENUE DROMANA VIC 3936**

Sold Price

<sup>RS</sup> **910000** <sup>UN</sup> Sold Date **17-May-25**

 3  2  1

Distance **0.48km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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