

## 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

7/178 DROMANA PARADE SAFETY BEACH 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

\$660,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

Other

Suburb

Safety Beach

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

9/102A COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$615,000	18-Jan-25
10/178 DROMANA PARADE SAFETY BEACH VIC 3936	\$661,000	02-Feb-25
2/35 WILLIAMS STREET DROMANA VIC 3936	\$730,000	07-Jan-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: 19 March 2025



**9/102A COUNTRY CLUB DRIVE  
SAFETY BEACH VIC 3936**

 2  1  1

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**18-Jan-25**

Distance

**1.49km**



**10/178 DROMANA PARADE  
SAFETY BEACH VIC 3936**

 2  1  1

Sold Price

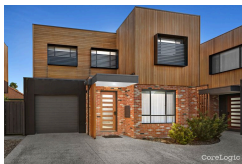
**\$661,000**

Sold Date

**02-Feb-25**

Distance

**0km**



**2/35 WILLIAMS STREET DROMANA  
VIC 3936**

 2  1  1

Sold Price

**\$730,000**

Sold Date

**07-Jan-25**

Distance

**2.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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