

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 CHARLES 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

\$2,395,000

&

\$2,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$928,000

Property type

House

Suburb

Dromana

Period-from

01 Jul 2025

to

30 Jun 2026

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

37 WILLIAMS STREET DROMANA VIC 3936	\$2,200,000	27-Mar-26
51 MARINE DRIVE SAFETY BEACH VIC 3936	\$2,700,000	04-Mar-26

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: 13 July 2026



**37 WILLIAMS STREET DROMANA
VIC 3936**

 3  2  1

Sold Price **\$2,200,000** Sold Date **27-Mar-26**

Distance **0.25km**



**51 MARINE DRIVE SAFETY BEACH
VIC 3936**

 2  1  -

Sold Price **\$2,700,000** Sold Date **04-Mar-26**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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