

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

74 MONACO PARADE 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

\$900,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Dromana

Period-from

01 Jan 2025

to

31 Dec 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

68 LOMBARDY AVENUE DROMANA VIC 3936	\$920,000	06-Dec-25
78 LOMBARDY AVENUE DROMANA VIC 3936	\$957,000	28-May-25
4 LOMBARDY AVENUE DROMANA VIC 3936	\$897,000	31-Aug-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: 02 January 2026

Kara James
M 0412939224
E karaj@areaspecialist.com.au



**68 LOMBARDY AVENUE
DROMANA VIC 3936**

4 2 2

Sold Price

^{RS} **\$920,000** Sold Date **06-Dec-25**

Distance **0.09km**



**78 LOMBARDY AVENUE
DROMANA VIC 3936**

3 2 4

Sold Price

\$957,000 Sold Date **28-May-25**

Distance **0.13km**



**4 LOMBARDY AVENUE DROMANA
VIC 3936**

3 2 2

Sold Price

\$897,000 Sold Date **31-Aug-25**

Distance **0.59km**

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

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