

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

9 LAYARD 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

\$1,780,000

&

\$1,880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Dromana

Period-from

01 Nov 2024

to

31 Oct 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

281 BOUNDARY ROAD DROMANA VIC 3936

\$1,825,000

14-Aug-25

1 GRANT STREET DROMANA VIC 3936

\$2,135,000

-

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: 12 November 2025



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**281 BOUNDARY ROAD DROMANA
VIC 3936**

4 2 1

Sold Price ^{RS} **\$1,825,000** ^{UN} Sold Date **14-Aug-25**

Distance **1.66km**



**1 GRANT STREET DROMANA VIC
3936**

3 2 2

Sold Price **\$2,135,000** Sold Date **-**

Distance **0.06km**

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

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