

## 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 WUNDA STREET DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Jun 2024

to

31 May 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

3 HEARN STREET DROMANA VIC 3936	\$1,962,000	18-Nov-24
43 DEVON STREET DROMANA VIC 3936	\$1,650,000	21-Nov-24
23 CLARENDON STREET DROMANA VIC 3936	\$1,685,000	20-Sep-24

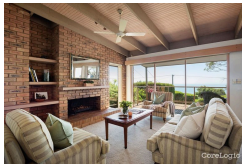
OR

**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: 16 June 2025



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**3 HEARN STREET DROMANA VIC 3936**

Sold Price **\$1,962,000** Sold Date **18-Nov-24**

3 2 2

Distance **1.03km**



**43 DEVON STREET DROMANA VIC 3936**

Sold Price **\$1,650,000** Sold Date **21-Nov-24**

4 3 2

Distance **1.36km**



**23 CLARENDON STREET DROMANA VIC 3936**

Sold Price **\$1,685,000** Sold Date **20-Sep-24**

5 3 2

Distance **0.55km**

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

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