

## 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

94 LATROBE PARADE DROMANA 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

\$1,275,000

&

\$1,325,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2025

to

28 Feb 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

9 WUNDA STREET DROMANA VIC 3936	\$1,340,000	13-Mar-26
19A MCARTHUR STREET DROMANA VIC 3936	\$1,390,000	27-Oct-25
32 BURTON STREET DROMANA VIC 3936	\$1,650,000	27-Nov-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: 23 March 2026


**9 WUNDA STREET DROMANA VIC 3936**

Sold Price

<sup>RS</sup> **\$1,340,000**

Sold Date

**13-Mar-26**

4
 2
 2

Distance

**1km**
**19A MCARTHUR STREET DROMANA VIC 3936**

Sold Price

**\$1,390,000**

Sold Date

**27-Oct-25**

4
 2
 2

Distance

**1.19km**
**32 BURTON STREET DROMANA VIC 3936**

Sold Price

<sup>RS</sup> **\$1,650,000** <sup>UN</sup>

Sold Date

**27-Nov-25**

4
 2
 2

Distance

**0.27km****RS** = Recent sale**UN** = Undisclosed Sale

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