

# 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

**BOATSHED 229, DROMANA  
FORESHORE, 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

**\$425,000**

&

**\$450,000**

### Median sale price

Median price

Property type

**OTHER**

Suburb

**DROMANA**

Period - From

**01 Feb  
2024**

to

**31 Jan  
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 six 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

1	Boatshed 64, Dromana Foreshore, Dromana		\$ 480,000.00	Feb 2025
2			\$	
3			\$	

**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 six months.

This Statement of Information was prepared on:

**27th February 2025**

**IMPORTANT ADVICE ABOUT THE MEDIAN SALE PRICE:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980