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	26 WATSON AVENUE 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	$870,000	&	$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$945,000	Property type	House	Suburb	Dromana
Period-from	01 Apr 2024	to	31 Mar 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
2 ROSALIE AVENUE DROMANA VIC 3936	$885,000	25-Jan-25
4 ROSALIE AVENUE DROMANA VIC 3936	$935,000	29-Dec-24
11 COREY AVENUE DROMANA VIC 3936	$920,000	11-Nov-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: 01 April 2025

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2 ROSALIE AVENUE DROMANA VIC 3936

3 2 2

Sold Price RS $885,000 Sold Date 25-Jan-25

Distance 0.14km

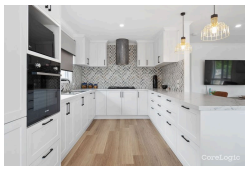


4 ROSALIE AVENUE DROMANA VIC 3936

3 2 -

Sold Price RS $935,000 Sold Date 29-Dec-24

Distance 0.16km



11 COREY AVENUE DROMANA VIC 3936

3 1 -

Sold Price $920,000 Sold Date 11-Nov-24

Distance 0.16km

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

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