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<br>Including suburb and postcode | 4 SUSAN 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 | $950,000 | & | $1,045,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $940,000 | Property type | House | Suburb | Dromana |
| Period-from | 01 Dec 2024 | to | 30 Nov 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 |
|---|---|---|
| 3 GRAEME STREET DROMANA VIC 3936 | $1,140,000 | 02-Oct-25 |
| 11 SEAVIEW PARADE DROMANA VIC 3936 | $902,000 | 15-Nov-25 |
| 1 HILLVIEW STREET DROMANA VIC 3936 | $1,060,000 | 01-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 December 2025

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**3 GRAEME STREET DROMANA VIC 3936**

3 2 1

Sold Price RS $1,140,000 Sold Date 02-Oct-25

Distance 0.82km



**11 SEAVIEW PARADE DROMANA VIC 3936**

3 2 3

Sold Price RS $902,000 Sold Date 15-Nov-25

Distance 0.37km



**1 HILLVIEW STREET DROMANA VIC 3936**

3 2 2

Sold Price $1,060,000 Sold Date 01-Nov-25

Distance 1.4km

RS = Recent sale UN = Undisclosed Sale

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