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	2/16 JAMES 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	$850,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$733,500	Property type	Unit	Suburb	Dromana
Period-from	01 Oct 2024	to	30 Sep 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
4/42 FRANCIS STREET DROMANA VIC 3936	$915,000	13-Jun-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: 01 October 2025

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4/42 FRANCIS STREET DROMANA VIC 3936

4 2 2

Sold Price **$915,000** Sold Date **13-Jun-25**

Distance **0.13km**

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

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