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	2/39 MARY 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	$700,000	&	$770,000

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
2/7 NEPEAN HIGHWAY SAFETY BEACH VIC 3936	$750,000	07-May-25
31A COREY AVENUE DROMANA VIC 3936	$700,000	26-Apr-25
17 CALLAS STREET DROMANA VIC 3936	$705,000	04-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: 03 October 2025

Adam Alexander
P 5987 1999
M 0416236393
E adam.alexander@belleproperty.com



2/7 NEPEAN HIGHWAY SAFETY BEACH VIC 3936

3 2 2

Sold Price **$750,000** Sold Date **07-May-25**

Distance **1.39km**



31A COREY AVENUE DROMANA VIC 3936

3 1 2

Sold Price **$700,000** Sold Date **26-Apr-25**

Distance **1.11km**



17 CALLAS STREET DROMANA VIC 3936

3 1 1

Sold Price **$705,000** Sold Date **04-Jun-25**

Distance **0.49km**

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

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