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	1 HILLVIEW 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	$990,000	&	$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$945,000	Property type	House	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.~~

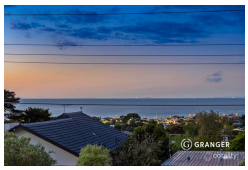
Address of comparable property	Price	Date of sale
307 BOUNDARY ROAD DROMANA VIC 3936	$1,055,100	10-Jul-25
24 BURNS CLOSE DROMANA VIC 3936	$1,005,000	01-Jun-25

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: 14 October 2025

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



307 BOUNDARY ROAD DROMANA VIC 3936

3 2 2

Sold Price **$1,055,100** Sold Date **10-Jul-25**

Distance **1.25km**



24 BURNS CLOSE DROMANA VIC 3936

3 2 2

Sold Price **$1,005,000** Sold Date **01-Jun-25**

Distance **1.36km**

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

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