Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	18 Dromana Parade, Safety Beach, Vic 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $880,000 & $950,000

Median sale price

Median price	$1,150,000	Property type	*House*	Suburb	Safety Beach

Period - From	01/07/2025	to	30/06/2026	Source	PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
52 Clyde Road, Safety Beach, VIC 3936	$860,000	29/10/2025
55 Seacombe Street, Dromana, VIC 3936	$855,000	20/08/2025
2A McArthur Street, Dromana, VIC 3936	$1,000,000	18/04/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 09/07/2026