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	2/31 OLYMPIC PARADE 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	$830,000	&	$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$742,500	Property type	Unit	Suburb	Dromana
Period-from	01 Jul 2025	to	30 Jun 2026	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
3A OLYMPIC PARADE DROMANA VIC 3936	$1,040,000	14-Jul-26
5 FRIEDA STREET DROMANA VIC 3936	$895,000	06-Feb-26
3/179 PALMERSTON AVENUE DROMANA VIC 3936	$920,000	03-Mar-26

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.~~

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THE AGENCY
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3A OLYMPIC PARADE DROMANA VIC 3936

3 2 2

Sold Price RS $1,040,000 Sold Date 14-Jul-26

Distance 0.24km



5 FRIEDA STREET DROMANA VIC 3936

3 2 2

Sold Price $895,000 Sold Date 06-Feb-26

Distance 0.99km



3/179 PALMERSTON AVENUE DROMANA VIC 3936

4 3 2

Sold Price RS $920,000 Sold Date 03-Mar-26

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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