

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

9 WUNDA 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

\$1,650,000

&

\$1,735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3 HEARN STREET DROMANA VIC 3936	\$1,962,000	18-Nov-24
43 DEVON STREET DROMANA VIC 3936	\$1,650,000	21-Nov-24
23 CLARENDON STREET DROMANA VIC 3936	\$1,685,000	20-Sep-24

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: 16 June 2025



GRANGER
GRANGER Property
P 0385941880
M 0497093982
E property@granger.com.au



3 HEARN STREET DROMANA VIC 3936

3 2 2

Sold Price

\$1,962,000

Sold Date

18-Nov-24

Distance

1.03km



43 DEVON STREET DROMANA VIC 3936

4 3 2

Sold Price

\$1,650,000

Sold Date

21-Nov-24

Distance

1.36km



**23 CLARENDON STREET
DROMANA VIC 3936**

5 3 2

Sold Price

\$1,685,000

Sold Date

20-Sep-24

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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