

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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Aug 2024

to

31 Jul 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

4 GEORGIANA PLACE MCCRAE VIC 3938

\$1,500,000

07-Aug-25

19 ANNE DRIVE DROMANA VIC 3936

\$1,850,000

11-Mar-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: 11 August 2025



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4 GEORGIANA PLACE MCCRAE VIC 3938 Sold Price ^{RS} **\$1,500,000** ^{UN} Sold Date **07-Aug-25**

4 2 2

Distance **2.15km**



19 ANNE DRIVE DROMANA VIC 3936 Sold Price **\$1,850,000** Sold Date **11-Mar-25**

4 3 2

Distance **1.73km**

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

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