

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

2/39 MARY 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,500

Property type

Unit

Suburb

Dromana

Period-from

01 Sep 2024

to

31 Aug 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

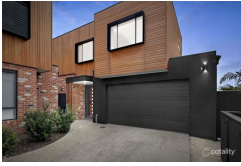
3/35 WILLIAMS STREET DROMANA VIC 3936	\$790,500	11-Mar-25

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.

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3/35 WILLIAMS STREET DROMANA VIC 3936

 3  2  2

Sold Price \$790,500 Sold Date 11-Mar-25

Distance 0.99km

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

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