

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

4/251 DROMANA PARADE SAFETY BEACH 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Safety Beach

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

6/315 DROMANA PARADE SAFETY BEACH VIC 3936	\$825,000	14-Jul-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: 29 September 2025



6/315 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price ^{RS} **\$825,000** Sold Date **14-Jul-25**

 3  2  2 Distance **0.49km**

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

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