

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

1/152 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,500

Property type

Unit

Suburb

Safety Beach

Period-from

01 Mar 2025

to

28 Feb 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

2 CASSOWARY PLACE SAFETY BEACH VIC 3936	\$825,000	25-Feb-26
2/26 BALMORAL AVENUE SAFETY BEACH VIC 3936	\$935,000	05-Jan-26
5 OSKANA WALK SAFETY BEACH VIC 3936	\$945,000	22-Nov-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: 25 March 2026



2 CASSOWARY PLACE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

^{RS} **\$825,000**

Sold Date **25-Feb-26**

Distance **1.8km**



2/26 BALMORAL AVENUE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

^{RS} **\$935,000**

Sold Date **05-Jan-26**

Distance **0.99km**



5 OSKANA WALK SAFETY BEACH VIC 3936

 3  2  2

Sold Price

\$945,000

Sold Date **22-Nov-25**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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