

## 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

1/231 DROMANA PARADE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,500

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

Address of comparable property	Price	Date of sale
15A PICKINGS ROAD SAFETY BEACH VIC 3936	\$1,175,000	14-Jan-26

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: 06 March 2026

Jarrod Eastwood

P 03 5987 1999

M 0403 983 310

E jarrod.eastwood@belleproperty.com

**15A PICKINGS ROAD SAFETY  
BEACH VIC 3936**

3 3 2

Sold Price **\$1,175,000** Sold Date **14-Jan-26**Distance **0.35km****RS** = Recent sale**UN** = Undisclosed Sale

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