

## 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

10 WATSON AVENUE DROMANA 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

or range  
between

\$685,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$946,500

Property type

House

Suburb

Dromana

Period-from

01 Apr 2025

to

31 Mar 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

22 IRIS STREET DROMANA VIC 3936	\$735,000	29-Dec-25
7 DALWORTH AVENUE DROMANA VIC 3936	\$748,888	16-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: 20 April 2026



**22 IRIS STREET DROMANA VIC 3936**

Sold Price **\$735,000** Sold Date **29-Dec-25**

3 1 2

Distance **1.53km**



**7 DALWORTH AVENUE DROMANA VIC 3936**

Sold Price <sup>RS</sup> **\$748,888** Sold Date **16-Jan-26**

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Distance **0.54km**

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

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