

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 3/59 Kangerong Avenue, Dromana Vic 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000 & \$720,000

Median sale price

Median price \$811,250 Property Type Unit Suburb Dromana

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 six 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
1	2/10d Gibson St DROMANA 3936	\$670,000	06/03/2026
2	2/26 Mcculloch St DROMANA 3936	\$740,000	22/01/2026
3	4/33 Dromana Pde SAFETY BEACH 3936	\$749,900	26/11/2025

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 six months.~~

This Statement of Information was prepared on: 15/04/2026 11:28



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$670,000 - \$720,000
Median Unit Price
Year ending March 2026: \$811,250

Comparable Properties



2/10d Gibson St DROMANA 3936 (REI)

Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 06/03/2026
Property Type: Apartment
Land Size: 110 sqm approx



2/26 Mcculloch St DROMANA 3936 (VG)

Agent Comments

2 - -

Price: \$740,000
Method: Sale
Date: 22/01/2026
Property Type: Flat/Unit/Apartment (Res)



4/33 Dromana Pde SAFETY BEACH 3936 (REI)

Agent Comments

2 2 1

Price: \$749,900
Method: Private Sale
Date: 26/11/2025
Property Type: Unit

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