

## 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

23 CALDWELL ROAD 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Feb 2025

to

31 Jan 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

4 SOMERSET DRIVE DROMANA VIC 3936	\$1,025,000	29-Sep-25
54 WILLIAMS STREET DROMANA VIC 3936	\$1,040,000	19-Feb-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: 24 February 2026



**4 SOMERSET DRIVE DROMANA  
VIC 3936**

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Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **29-Sep-25**

Distance **0.95km**



**54 WILLIAMS STREET DROMANA  
VIC 3936**

3 2 1

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **19-Feb-26**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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