

## 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

1/16 JAMES STREET 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jan 2025

to

31 Dec 2025

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

2/39 MARY STREET DROMANA VIC 3936	\$755,000	01-Nov-25
1/74 RAINIER AVENUE DROMANA VIC 3936	\$725,000	08-Oct-25

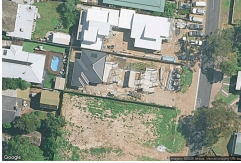
OR

**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: 21 January 2026

**2/39 MARY STREET DROMANA VIC 3936** Sold Price**\$755,000** Sold Date **01-Nov-25**

3 2 2

Distance **0.97km****1/74 RAINIER AVENUE DROMANA VIC 3936** Sold Price**\$725,000** Sold Date **08-Oct-25**

3 2 1

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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