

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

4 GARNER STREET DROMANA VIC 3936

Indicative selling price

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

Single Price

or range
between

\$1,395,000

&

\$1,525,000

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

| | | |
|-------------------------------------|-------------|-----------|
| 5 OVERBAY AVENUE DROMANA VIC 3936 | \$1,480,000 | 30-Oct-25 |
| 13 HILLVIEW STREET DROMANA VIC 3936 | \$1,295,000 | 07-Oct-25 |
| 44 HILLSIDE AVENUE DROMANA VIC 3936 | \$1,250,000 | 20-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: 12 February 2026

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**5 OVERBAY AVENUE DROMANA
VIC 3936**
 4  3  2

Sold Price

\$1,480,000

Sold Date

30-Oct-25

Distance

1.17km

**13 HILLVIEW STREET DROMANA
VIC 3936**
 4  3  2

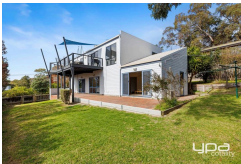
Sold Price

\$1,295,000

Sold Date

07-Oct-25

Distance

1.62km

**44 HILLSIDE AVENUE DROMANA
VIC 3936**
 4  2  2

Sold Price

^{RS} **\$1,250,000**

Sold Date

20-Jan-26

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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