

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

1/51 ARTHUR 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

\$765,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Dromana

Period-from

01 Dec 2024

to

30 Nov 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

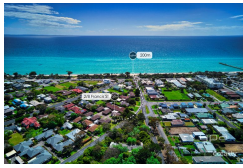
Date of sale

2/8 FRANCIS STREET DROMANA VIC 3936	\$825,000	14-Oct-25
64 LOMBARDY AVENUE DROMANA VIC 3936	\$825,000	04-Aug-25
29 OLYMPIC PARADE DROMANA VIC 3936	\$875,000	13-Nov-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: 11 December 2025



2/8 FRANCIS STREET DROMANA VIC 3936

3 2 1

Sold Price

\$825,000

Sold Date

14-Oct-25

Distance

0.47km

64 LOMBARDY AVENUE DROMANA VIC 3936

3 2 2

Sold Price

Sold Date

04-Aug-25

Distance

1.16km

29 OLYMPIC PARADE DROMANA VIC 3936

4 2 2

Sold Price

^{RS} **\$875,000**

Sold Date

13-Nov-25

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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