

## 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

14 THOMAS STREET DROMANA VIC 3936

### Indicative selling price

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

Single Price

\$1,495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Dromana

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 23 CLARENDON STREET DROMANA VIC 3936 | \$1,685,000 | 20-Sep-24 |
| 6 KANGERONG AVENUE DROMANA VIC 3936  | \$1,508,000 | 25-Jan-25 |
| 37 LATROBE PARADE DROMANA VIC 3936   | \$1,590,000 | 27-Nov-24 |

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: 17 March 2025



### 23 CLARENDON STREET DROMANA VIC 3936

5 3 2

Sold Price **\$1,685,000** Sold Date **20-Sep-24**

Distance **0.82km**



### 6 KANGERONG AVENUE DROMANA VIC 3936

3 2 2

Sold Price <sup>RS</sup> **\$1,508,000** Sold Date **25-Jan-25**

Distance **1.02km**



### 37 LATROBE PARADE DROMANA VIC 3936

4 2 3

Sold Price <sup>RS</sup> **\$1,590,000** Sold Date **27-Nov-24**

Distance **1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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