

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

1/21 CALLAS 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

Unit

Suburb

Dromana

Period-from

01 Jul 2025

to

30 Jun 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

1/22 PALM GROVE DROMANA VIC 3936	\$720,000	27-Feb-26
48 ROSALIE AVENUE DROMANA VIC 3936	\$720,000	11-Jun-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.

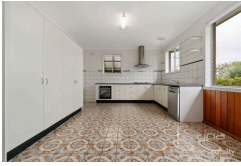
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1/22 PALM GROVE DROMANA VIC 3936

Sold Price

\$720,000

Sold Date

27-Feb-26

 4

 1

 1

Distance

0.45km

Notes from your agent

this property is fairly similar how ever has one extra bedroom but not as updated.



48 ROSALIE AVENUE DROMANA VIC 3936

Sold Price

^{RS} **\$720,000**

Sold Date

11-Jun-26

 3

 1

 2

Distance

0.49km

Notes from your agent

this property is a slightly bigger block of land however has one less bathroom and is more original condition.

RS = Recent sale

UN = Undisclosed Sale

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