

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

10 HOWITT 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

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$928,000

Property type

House

Suburb

Dromana

Period-from

01 May 2025

to

30 Apr 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

8 OUTLOOK ROAD MCCRAE VIC 3938	\$1,770,000	17-Nov-25
9 RAYMOND DRIVE DROMANA VIC 3936	\$1,715,000	24-Jan-26
28 THE AVENUE MCCRAE VIC 3938	\$1,800,000	27-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: 14 May 2026



8 OUTLOOK ROAD MCCRAE VIC 3938

Sold Price

\$1,770,000

Sold Date

17-Nov-25



4



3



2

Distance

0.2km



9 RAYMOND DRIVE DROMANA VIC 3936

Sold Price

\$1,715,000

Sold Date

24-Jan-26



6



4



2

Distance

1.58km



28 THE AVENUE MCCRAE VIC 3938

Sold Price

\$1,800,000

Sold Date

27-Jan-26



3



2



4

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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