

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

2/12 KANGERONG AVENUE 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

\$890,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Dromana

Period-from

01 Sep 2025

to

31 Aug 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

3/34 MCCULLOCH STREET DROMANA VIC 3936	\$880,000	20-Aug-26
2/42 FRANCIS STREET DROMANA VIC 3936	\$880,000	30-Mar-26
2/31 OLYMPIC PARADE DROMANA VIC 3936	\$905,000	03-Sep-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: 24 September 2026



3/34 MCCULLOCH STREET DROMANA VIC 3936

3 2 2

Sold Price

^{RS} **\$880,000** Sold Date **20-Aug-26**

Distance **1.14km**



2/42 FRANCIS STREET DROMANA VIC 3936

3 2 2

Sold Price

\$880,000 Sold Date **30-Mar-26**

Distance **1.21km**



2/31 OLYMPIC PARADE DROMANA VIC 3936

3 2 2

Sold Price

^{RS} **\$905,000** Sold Date **03-Sep-26**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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