

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

2/146 DROMANA PARADE SAFETY BEACH 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Safety Beach

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

1B PATTERSON STREET SAFETY BEACH VIC 3936	\$829,000	22-Apr-26
6/311 DROMANA PARADE SAFETY BEACH VIC 3936	\$850,000	22-Apr-26
2 CASSOWARY PLACE SAFETY BEACH VIC 3936	\$825,000	12-Feb-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: 11 May 2026

Daniel Gatt

M 0422 897 240

E daniel.g@obre.com.au



**1B PATTERSON STREET SAFETY
BEACH VIC 3936**

 3  2  1

Sold Price

^{RS}

\$829,000

Sold Date

22-Apr-26

Distance

0.71km



**6/311 DROMANA PARADE SAFETY
BEACH VIC 3936**

 4  2  3

Sold Price

^{RS}

\$850,000

^{UN}

Sold Date

22-Apr-26

Distance

0.8km



**2 CASSOWARY PLACE SAFETY
BEACH VIC 3936**

 3  2  2

Sold Price

\$825,000

Sold Date

12-Feb-26

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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