

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

2/15 MONACO PARADE 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

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

1/3 MACEDON AVENUE DROMANA VIC 3936	\$770,000	21-Oct-25
2/26 MCCULLOCH STREET DROMANA VIC 3936	\$740,000	22-Jan-26
2/18 MACEDON AVENUE DROMANA VIC 3936	\$618,500	24-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: 11 May 2026



1/3 MACEDON AVENUE DROMANA VIC 3936

2 2 2

Sold Price

\$770,000

Sold Date

21-Oct-25

Distance

0.77km



2/26 MCCULLOCH STREET DROMANA VIC 3936

2 1 1

Sold Price

\$740,000

Sold Date

22-Jan-26

Distance

1.81km



2/18 MACEDON AVENUE DROMANA VIC 3936

2 1 1

Sold Price

\$618,500

Sold Date

24-Jan-26

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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