

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

2/23 JAMES 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

\$560,000

&

\$610,000

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

2/26 MCCULLOCH STREET DROMANA VIC 3936	\$740,000	22-Jan-26
3/8 FRANCIS STREET DROMANA VIC 3936	\$610,000	09-Jan-26
1/15 CODRINGTON STREET DROMANA VIC 3936	\$820,000	05-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


**2/26 MCCULLOCH STREET
DROMANA VIC 3936**
 2
  1
  1

 Sold Price **\$740,000** Sold Date **22-Jan-26**

 Distance **0.36km**

**3/8 FRANCIS STREET DROMANA
VIC 3936**
 2
  1
  1

 Sold Price **\$610,000** Sold Date **09-Jan-26**

 Distance **0.43km**

**1/15 CODRINGTON STREET
DROMANA VIC 3936**
 2
  2
  2

 Sold Price **\$820,000** Sold Date **05-Feb-26**

 Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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