

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 JAMIESON 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

\$1,650,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$949,000

Property type

House

Suburb

Dromana

Period-from

01 Feb 2025

to

31 Jan 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

40 HILLSIDE AVENUE DROMANA VIC 3936

\$1,840,888

07-Aug-25

8 WIRRUNA ROAD DROMANA VIC 3936

\$1,600,000

21-Oct-25

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.

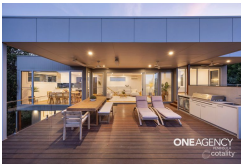
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40 HILLSIDE AVENUE DROMANA VIC 3936

4

2

4

Sold Price

\$1,840,888

Sold Date

07-Aug-25

Distance

1.42km

8 WIRRUNA ROAD DROMANA VIC 3936

4

3

2

Sold Price

\$1,600,000

Sold Date

21-Oct-25

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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