

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

22 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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,172,500

Property type

House

Suburb

Safety Beach

Period-from

01 Jun 2025

to

31 May 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

92 DROMANA PARADE SAFETY BEACH VIC 3936	Vacant Land	\$970,000	07-Feb-26
30 KARADOC STREET DROMANA VIC 3936	Vacant Land	\$1,005,000	18-Apr-26
28 BALMORAL AVENUE SAFETY BEACH VIC 3936		\$1,050,000	25-May-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: 29 June 2026



92 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price **\$970,000** Sold Date **07-Feb-26**

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Distance **0.8km**



30 KARADOC STREET DROMANA VIC 3936

Sold Price ^{RS} **\$1,005,000** Sold Date **18-Apr-26**

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Distance **0.66km**



28 BALMORAL AVENUE SAFETY BEACH VIC 3936

Sold Price ^{RS} **\$1,050,000** Sold Date **25-May-26**

3
 1
 2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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