

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

4/192 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

\$950,000

&

\$1,045,000

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

2/26 BALMORAL AVENUE SAFETY BEACH VIC 3936	\$935,000	30-Dec-25
15 HELM AVENUE SAFETY BEACH VIC 3936	\$957,000	21-Feb-26
33 ANCHORAGE AVENUE SAFETY BEACH VIC 3936	\$1,010,000	30-Nov-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.~~

This Statement of Information was prepared on: 07 May 2026



2/26 BALMORAL AVENUE SAFETY BEACH VIC 3936

Sold Price

\$935,000

Sold Date

30-Dec-25

3

2

2

Distance

1.31km



15 HELM AVENUE SAFETY BEACH VIC 3936

Sold Price

\$957,000

Sold Date

21-Feb-26

4

3

2

Distance

1.01km



33 ANCHORAGE AVENUE SAFETY BEACH VIC 3936

Sold Price

\$1,010,000

Sold Date

30-Nov-25

3

2

2

Distance

1.01km

RS = Recent sale UN = Undisclosed Sale

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