

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

8/194 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

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

4/178 DROMANA PARADE SAFETY BEACH VIC 3936	\$800,000	03-Feb-25
5/172 DROMANA PARADE SAFETY BEACH VIC 3936	\$833,000	08-May-26
6/315 DROMANA PARADE SAFETY BEACH VIC 3936	\$825,000	14-Jul-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: 26 June 2026



4/178 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price **\$800,000** Sold Date **03-Feb-25**

3 2 2

Distance **0.13km**



5/172 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price **\$833,000** Sold Date **08-May-26**

3 2 1

Distance **0.18km**



6/315 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price **\$825,000** Sold Date **14-Jul-25**

3 2 2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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