

## 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

14 HEALES STREET DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,095,000

&

\$1,195,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$948,000

Property type

House

Suburb

Dromana

Period-from

01 Jul 2024

to

30 Jun 2025

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 20 HEALES STREET DROMANA VIC 3936   | \$1,400,000 | 09-Feb-25 |
| 12 HEALES STREET DROMANA VIC 3936   | \$1,450,000 | 17-May-25 |
| 6 KANGERONG AVENUE DROMANA VIC 3936 | \$1,508,000 | 25-Jan-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: 22 July 2025



**20 HEALES STREET DROMANA VIC 3936**

Sold Price

**\$1,400,000**

Sold Date **09-Feb-25**

 3  3  2

Distance **0.06km**



**12 HEALES STREET DROMANA VIC 3936**

Sold Price

<sup>RS</sup> **\$1,450,000**

Sold Date **17-May-25**

 6  2  1

Distance **0.02km**



**6 KANGERONG AVENUE  
DROMANA VIC 3936**

Sold Price

**\$1,508,000**

Sold Date **25-Jan-25**

 3  2  2

Distance **1.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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