

## 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

11 SEAVIEW PARADE 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

\$970,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Dromana

Period-from

01 Sep 2025

to

31 Aug 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 20 IRIS STREET DROMANA VIC 3936      | \$1,100,000 | 04-Sep-26 |
| 55 KANGERONG AVENUE DROMANA VIC 3936 | \$1,000,000 | 02-May-26 |
| 12 DAHLIA STREET DROMANA VIC 3936    | \$930,000   | 09-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: 09 September 2026



### 20 IRIS STREET DROMANA VIC 3936

4 3 2

Sold Price

<sup>RS</sup>

**\$1,100,000**

Sold Date **04-Sep-26**

Distance **0.77km**



### 55 KANGERONG AVENUE DROMANA VIC 3936

4 2 3

Sold Price

**\$1,000,000**

Sold Date **02-May-26**

Distance **0.86km**



### 12 DAHLIA STREET DROMANA VIC 3936

4 2 2

Sold Price

**\$930,000**

Sold Date **09-May-26**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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