

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

1A LAYARD STREET DROMANA 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

\$1,350,000

&

\$1,450,000

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

Corelogic

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

8 TIMARA COURT MCCRAE VIC 3938	\$1,200,000	14-Jun-25
44 THE BOULEVARD MCCRAE VIC 3938	\$1,450,000	05-Feb-25
50 PIER STREET DROMANA VIC 3936	\$1,140,000	14-Apr-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.~~

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8 TIMARA COURT MCCRAE VIC 3938

Sold Price

RS\$1,200,000

Sold Date

14-Jun-25

4

3

3

Distance

1.23km



44 THE BOULEVARD MCCRAE VIC 3938

Sold Price

\$1,450,000

Sold Date

05-Feb-25

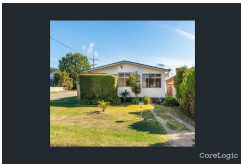
4

2

2

Distance

1.51km



50 PIER STREET DROMANA VIC 3936

Sold Price

RS\$1,140,000

Sold Date

14-Apr-25

4

1

-

Distance

1.4km

RS = Recent sale UN = Undisclosed Sale

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