

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 GARNER 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

\$1,395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2025

to

28 Feb 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

9 WUNDA STREET DROMANA VIC 3936	\$1,340,000	13-Mar-26
5 OVERBAY AVENUE DROMANA VIC 3936	\$1,480,000	30-Oct-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: 30 March 2026

**9 WUNDA STREET DROMANA VIC 3936**

Sold Price

RS

\$1,340,000

Sold Date

13-Mar-26

4 2 2

Distance

0.42km**5 OVERBAY AVENUE DROMANA VIC 3936**

Sold Price

\$1,480,000

Sold Date

30-Oct-25

4 3 2

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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