

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

1 DEVON 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Feb 2025

to

31 Jan 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

2 SOMERSET DRIVE DROMANA VIC 3936	\$775,000	19-Nov-25
14 NESTLE COURT ARTHURS SEAT VIC 3936	\$830,000	04-Oct-25
6 DALWORTH AVENUE DROMANA VIC 3936	\$760,000	02-Jan-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: 13 February 2026



2 SOMERSET DRIVE DROMANA VIC 3936

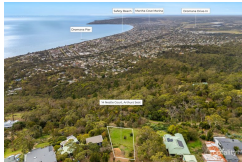
Sold Price

\$775,000

Sold Date **19-Nov-25**

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Distance **0.32km**



14 NESTLE COURT ARTHURS SEAT VIC 3936

Sold Price

\$830,000

Sold Date **04-Oct-25**

 -  -  -

Distance **1.96km**



6 DALWORTH AVENUE DROMANA VIC 3936

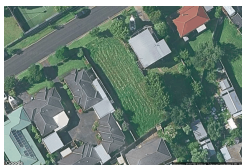
Sold Price

^{RS} **\$760,000**

Sold Date **02-Jan-26**

 -  -  -

Distance **1.53km**



7 DALWORTH AVENUE DROMANA VIC 3936

Sold Price

^{RS} **\$748,888**

Sold Date **16-Jan-26**

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Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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