

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

1/42 MCCULLOCH 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Dromana

Period-from

01 May 2025

to

30 Apr 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

3/8 FRANCIS STREET DROMANA VIC 3936	\$610,000	09-Jan-26
2/18 MACEDON AVENUE DROMANA VIC 3936	\$618,500	24-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: 28 May 2026



3/8 FRANCIS STREET DROMANA VIC 3936

2

1

1

Sold Price

\$610,000

Sold Date

09-Jan-26

Distance

0.33km



2/18 MACEDON AVENUE DROMANA VIC 3936

2

1

1

Sold Price

\$618,500

Sold Date

24-Jan-26

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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