

## 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

4/16 JAMES STREET 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

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

2/16 JAMES STREET DROMANA VIC 3936	\$900,000	06-Nov-25
2 CASSOWARY PLACE SAFETY BEACH VIC 3936	\$825,000	25-Feb-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: 05 March 2026



**2/16 JAMES STREET DROMANA  
VIC 3936**

 3  3  2

Sold Price **\$900,000** Sold Date **06-Nov-25**

Distance **0km**



**2 CASSOWARY PLACE SAFETY  
BEACH VIC 3936**

 3  2  2

Sold Price <sup>RS</sup> **\$825,000** Sold Date **25-Feb-26**

Distance **1.8km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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