

## 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

324 BOUNDARY ROAD 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

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$946,500

Property type

House

Suburb

Dromana

Period-from

01 Apr 2025

to

31 Mar 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

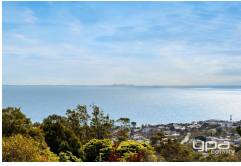
Date of sale

44 HILLSIDE AVENUE DROMANA VIC 3936	\$1,250,000	24-Dec-25
17 MCARTHUR STREET DROMANA VIC 3936	\$1,250,000	13-Mar-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: 08 April 2026



**44 HILLSIDE AVENUE DROMANA  
VIC 3936**

4 2 2

Sold Price

**\$1,250,000**

Sold Date **24-Dec-25**

Distance

**0.8km**



**17 MCARTHUR STREET DROMANA  
VIC 3936**

3 1 -

Sold Price

<sup>RS</sup> **\$1,250,000**

Sold Date **13-Mar-26**

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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