

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

335 BOUNDARY ROAD 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

\$795,000

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

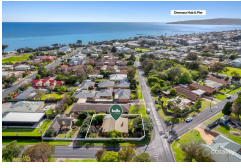
Date of sale

22 FRANCIS STREET DROMANA VIC 3936	\$830,000	22-Oct-25
306 BOUNDARY ROAD DROMANA VIC 3936	\$875,000	04-Dec-25
38 SEAVIEW PARADE DROMANA VIC 3936	\$790,000	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: 13 April 2026


**22 FRANCIS STREET DROMANA
VIC 3936**

 Sold Price **\$830,000** Sold Date **22-Oct-25**

2 2 2

 Distance **0.55km**

**306 BOUNDARY ROAD DROMANA
VIC 3936**

 Sold Price **\$875,000** Sold Date **04-Dec-25**

2 - -

 Distance **0.76km**

**38 SEAVIEW PARADE DROMANA
VIC 3936**

 Sold Price ^{RS} **\$790,000** Sold Date **25-Feb-26**

3 1 1

 Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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