

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

2/15 CODRINGTON 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

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

2/26 MCCULLOCH STREET DROMANA VIC 3936	\$740,000	28-Jan-26
2/10 JOAN AVENUE DROMANA VIC 3936	\$750,000	10-Oct-25
1/15 CODRINGTON STREET DROMANA VIC 3936	\$820,000	05-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.~~

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Matt Carroll
P 0458 777 735
M 0458 777 735
E matt@scenicproperty.com.au



**2/26 MCCULLOCH STREET
DROMANA VIC 3936**

 2  1  1

Sold Price ^{RS} **\$740,000** Sold Date **28-Jan-26**

Distance **0.31km**



**2/10 JOAN AVENUE DROMANA
VIC 3936**

 2  1  1

Sold Price **\$750,000** Sold Date **10-Oct-25**

Distance **1.49km**



**1/15 CODRINGTON STREET
DROMANA VIC 3936**

 2  2  2

Sold Price ^{RS} **\$820,000** Sold Date **05-Feb-26**

Distance **0km**

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

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