

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

1/21 CALLAS 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Dromana

Period-from

01 Aug 2025

to

31 Jul 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

1/22 PALM GROVE DROMANA VIC 3936	\$720,000	27-Feb-26
10 WATSON AVENUE DROMANA VIC 3936	\$685,000	16-May-26
48 ROSALIE AVENUE DROMANA VIC 3936	\$720,000	06-Jun-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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1/22 PALM GROVE DROMANA VIC 3936

Sold Price

\$720,000

Sold Date

27-Feb-26

 4

 1

 1

Distance

0.45km

Notes from your agent

this property is fairly similar how ever has one extra bedroom but not as updated.



10 WATSON AVENUE DROMANA VIC 3936

Sold Price

\$685,000

Sold Date

16-May-26

 2

 1

 1

Distance

0.97km

Notes from your agent

this property is a house on its own title, with less bedrooms and bathroom.



48 ROSALIE AVENUE DROMANA VIC 3936

Sold Price

\$720,000

Sold Date

06-Jun-26

 3

 1

 2

Distance

0.49km

Notes from your agent

this property is a slightly bigger block of land however has one less bathroom and is more original condition.

RS = Recent sale

UN = Undisclosed Sale

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