

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

4/231 DROMANA PARADE SAFETY BEACH 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Safety Beach

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

2/18 GEORGE STREET SAFETY BEACH VIC 3936	\$900,000	06-May-26
1/152 DROMANA PARADE SAFETY BEACH VIC 3936	\$920,000	29-Apr-26
6/311 DROMANA PARADE SAFETY BEACH VIC 3936	\$850,000	23-Apr-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: 31 August 2026



2/18 GEORGE STREET SAFETY BEACH VIC 3936

3 2 2

Sold Price

\$900,000

Sold Date **06-May-26**

Distance

1.56km

Notes from your agent

Single level one street away. Same bedrooms bathrooms and car spaces, in a unit complex like 4/231 Dromana Parade.



1/152 DROMANA PARADE SAFETY BEACH VIC 3936

3 2 2

Sold Price

^{RS} **\$920,000**

Sold Date **29-Apr-26**

Distance

0.16km

Notes from your agent

Single level on the same street. Same bedrooms bathrooms and car spaces, in a unit complex like 4/231 Dromana Parade.



6/311 DROMANA PARADE SAFETY BEACH VIC 3936

4 2 3

Sold Price

\$850,000

Sold Date **23-Apr-26**

Distance

0.63km

Notes from your agent

Double storey townhouse on the same street on similar land but is an older building.

RS = Recent sale

UN = Undisclosed Sale

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