

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

1/179 PALMERSTON AVENUE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Dromana

Period-from

01 May 2025

to

30 Apr 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

1/16 JAMES STREET DROMANA VIC 3936	\$745,000	02-Mar-26
21 JAMES STREET DROMANA VIC 3936	\$1,200,000	20-Mar-26
1/10 NOEL STREET DROMANA VIC 3936	\$830,000	06-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: 25 May 2026



1/16 JAMES STREET DROMANA VIC 3936 Sold Price **\$745,000** Sold Date **02-Mar-26**

3 3 2

Distance **0.44km**



21 JAMES STREET DROMANA VIC 3936 Sold Price ^{RS} **\$1,200,000** Sold Date **20-Mar-26**

3 3 2

Distance **0.41km**



1/10 NOEL STREET DROMANA VIC 3936 Sold Price **\$830,000** Sold Date **06-Apr-26**

3 2 2

Distance **0.55km**



2/42 FRANCIS STREET DROMANA VIC 3936 Sold Price ^{RS} **\$880,000** Sold Date **14-Apr-26**

3 2 2

Distance **0.56km**



2/10D GIBSON STREET DROMANA VIC 3936 Sold Price ^{RS UN} **\$880,000** Sold Date **06-Mar-26**

- 1 -

Distance **0.68km**



2/18 GEORGE STREET SAFETY BEACH VIC 3936 Sold Price **\$880,000** Sold Date **06-May-26**

3 2 2

Distance **1.84km**

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

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