

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/10 Beachurst 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 \$*1,320,000 & \$1,450,000

Median sale price

Median price \$762,500 Property type Vacant Land Suburb DROMANA

Period 01 January 2025 to 31 December 2025

Source 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
9 GEORGE ST, DROMANA, VIC 3936	\$1,400,000	09/09/2025
7/263 DROMANA PDE, SAFETY BEACH, VIC 3936	\$1,350,000	17/09/2025
14A THOMAS ST, DROMANA, VIC 3936	\$1,418,020	21/11/2025

This Statement of Information was prepared on: 19/03/2026

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 BEACHURST AVENUE, DROMANA, VIC  1  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **null**

Provided by: Mark Rhodes, Barry Plant Dromana

MEDIAN SALE PRICE



DROMANA, VIC, 3936

Suburb Median Sale Price (Vacant Land)

\$762,500

01 January 2025 to 31 December 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



9 GEORGE ST, DROMANA, VIC 3936  4  -  -

Sale Price

\$1,400,000

Sale Date: 09/09/2025

Distance from Property: 1.6km 



7/263 DROMANA PDE, SAFETY BEACH, VIC  4  3  4

Sale Price

\$1,350,000

Sale Date: 17/09/2025

Distance from Property: 2.3km 



14A THOMAS ST, DROMANA, VIC 3936  4  3  2

Sale Price

\$1,418,020

Sale Date: 21/11/2025

Distance from Property: 1.7km 

This report has been compiled on 19/03/2026 by Barry Plant Dromana. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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