



Dromana

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

DROMANA SUBURB REPORT

Median house price¹

Median
\$960k

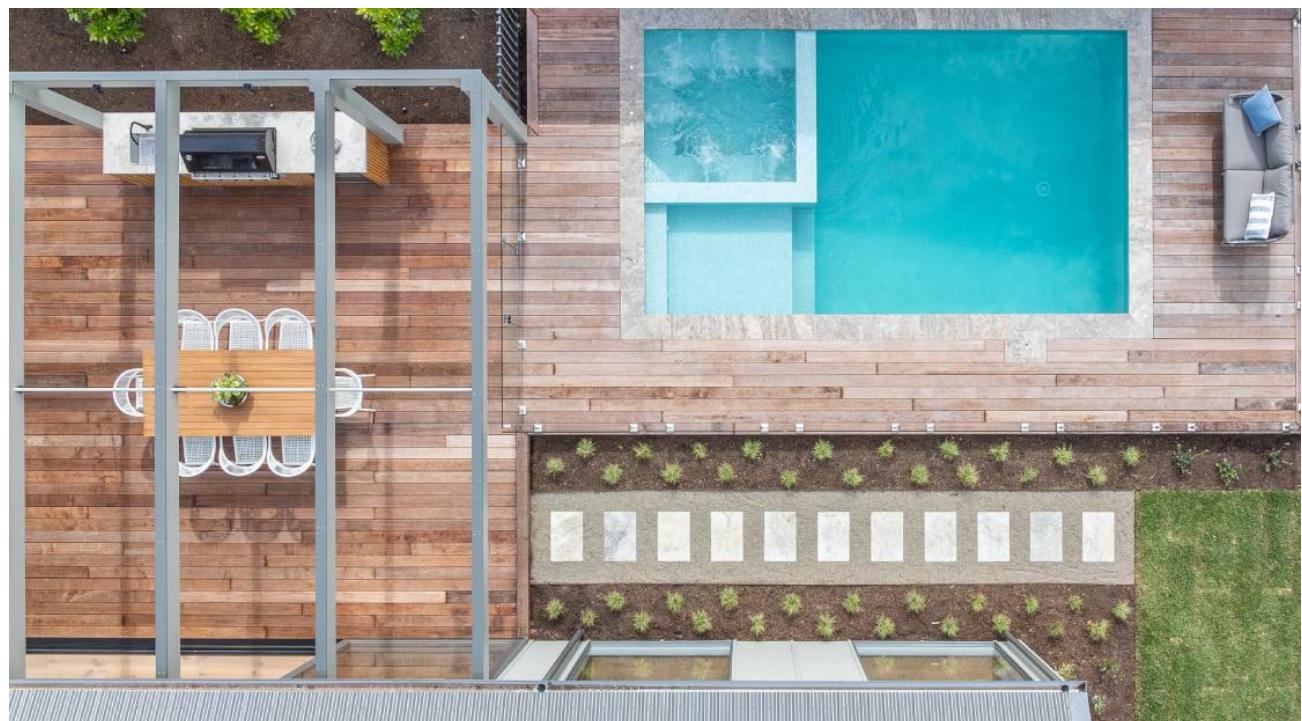
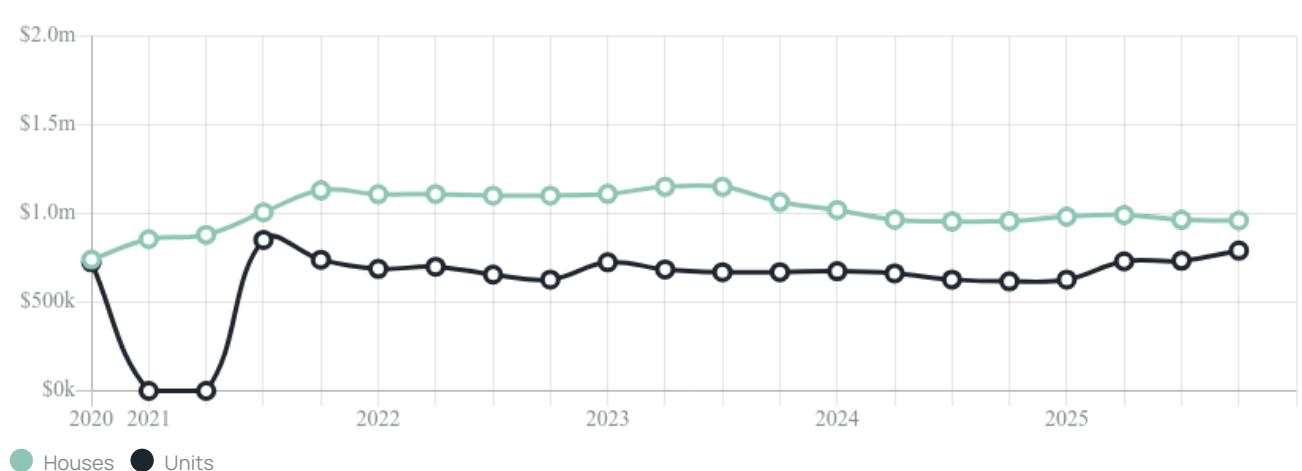
Quarterly price change
-0.36% 

Median unit price¹

Median
\$791k

Quarterly price change
7.77% 

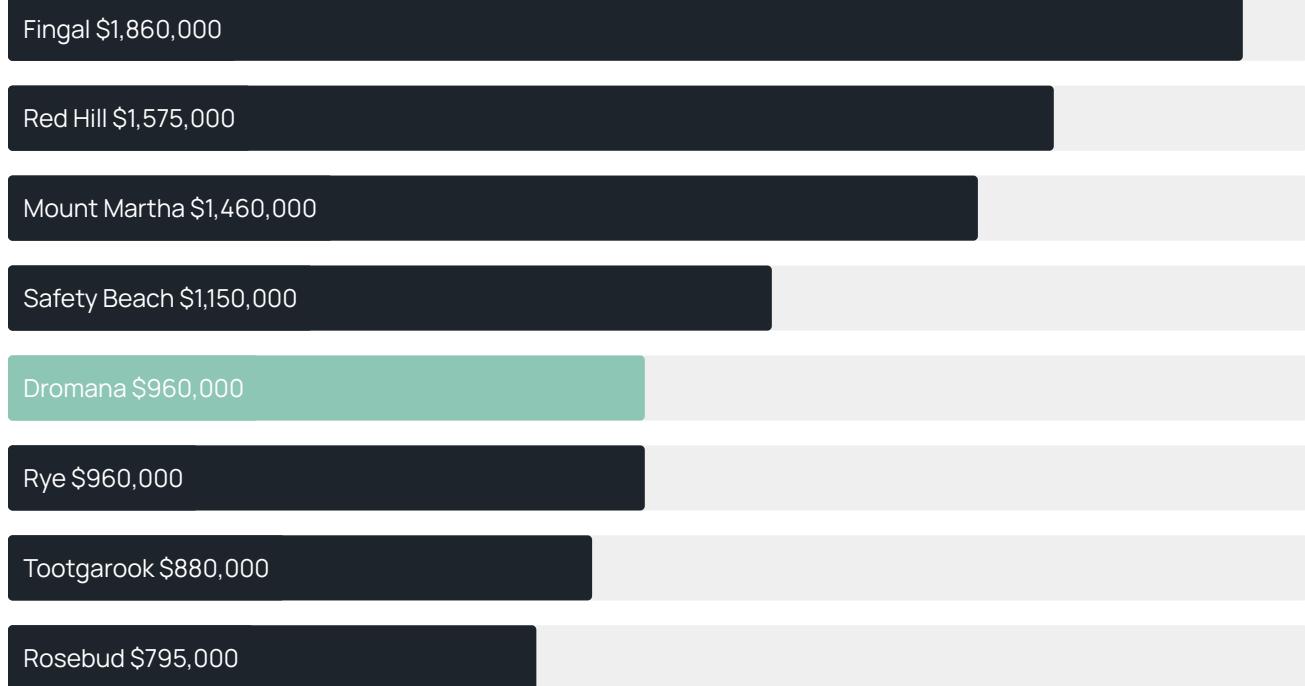
Quarterly price change¹



Surrounding Suburbs

DROMANA SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

DROMANA SUBURB REPORT

Sale method²



● Auction 18%
● Private 82%

Auction clearance rate³

70%

Median days on market³

42 days

Jellis Craig average inspection attendance per listing⁴

42 groups

Average hold period¹

6.5 years

Insights

Dwelling type⁵



● Houses 82% ● Units 18%

Ownership⁵



● Owned outright 49% ● Mortgaged 30% ● Rented 21%

Population⁵

6,626

Median asking rent¹

\$623 per week

Population growth⁵

0

Rental yield¹

3.06%

Median age⁵

50 years

Median household size⁵

2.2 people

DROMANA SUBURB REPORT

Recent Dromana sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 6 Watson Av Dromana	3	House	\$815,000	29 Jan 2026
 14 Carrigg St Dromana	4	House	\$1,250,000	25 Jan 2026
 4 Susan St Dromana	3	House	\$930,000	24 Jan 2026
 2/18 Macedon Av Dromana	2	Unit	\$618,500	24 Jan 2026
 1 Dyson St Dromana	3	House	\$785,000	24 Jan 2026
 2 Catalina Av Dromana	3	House	\$920,000	21 Jan 2026
 2/23 Pier St Dromana	2	Unit	\$625,000	21 Jan 2026
 44 Hillside Av Dromana	4	House	\$1,250,000	20 Jan 2026
 15 Verona St Dromana	4	House	\$1,600,000	16 Jan 2026
 9 Elizabeth Av Dromana	5	House	\$923,000	08 Jan 2026

Sold Properties

DROMANA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 51 Lombardy Av Dromana	3	House	\$830,000	05 Jan 2026
 33 Corey Av Dromana	3	House	\$690,000	27 Dec 2025
 2 Toolern Av Dromana	4	House	\$1,100,000	22 Dec 2025
 1104 Arthurs Seat Rd Dromana	5	House	\$1,151,000	19 Dec 2025
 11 Rosalie Av Dromana	4	House	\$897,500	18 Dec 2025
 10 Panoramic Av Dromana	4	House	\$667,500	11 Dec 2025
 61 Williams St Dromana	4	House	\$1,050,000	10 Dec 2025
 68 Lombardy Av Dromana	4	House	\$920,000	06 Dec 2025
 14a Thomas St Dromana	4	Townhouse	\$1,418,020	04 Dec 2025
 1/2 Jetty Rd Dromana	3	Townhouse	\$920,000	04 Dec 2025

Sold Properties

DROMANA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
	306 Boundary Rd Dromana	2	House	\$875,000 04 Dec 2025
	6 Margo St Dromana	3	House	\$1,100,000 03 Dec 2025
	61 Clarendon St DROMANA	3	House	\$1,600,000 03 Dec 2025
	9a Corey Av Dromana	4	House	\$1,290,000 27 Nov 2025
	11 Seaview Pde Dromana	3	House	\$902,000 15 Nov 2025
	16 Burton St Dromana	3	House	\$1,300,000 14 Nov 2025
	46 Monaco Pde Dromana	3	House	\$1,100,000 14 Nov 2025
	44 Seaview Pde Dromana	3	House	\$1,260,000 14 Nov 2025
	10 Carrigg St Dromana	4	House	\$1,480,000 13 Nov 2025
	29 Olympic Pde Dromana	4	House	\$875,000 13 Nov 2025



Jellis Craig Mount Martha
4/42 Lochiel Avenue, Mount Martha
03 5974 8900

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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