



Dromana

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

DROMANA SUBURB REPORT

Median house price¹

Median
\$956k

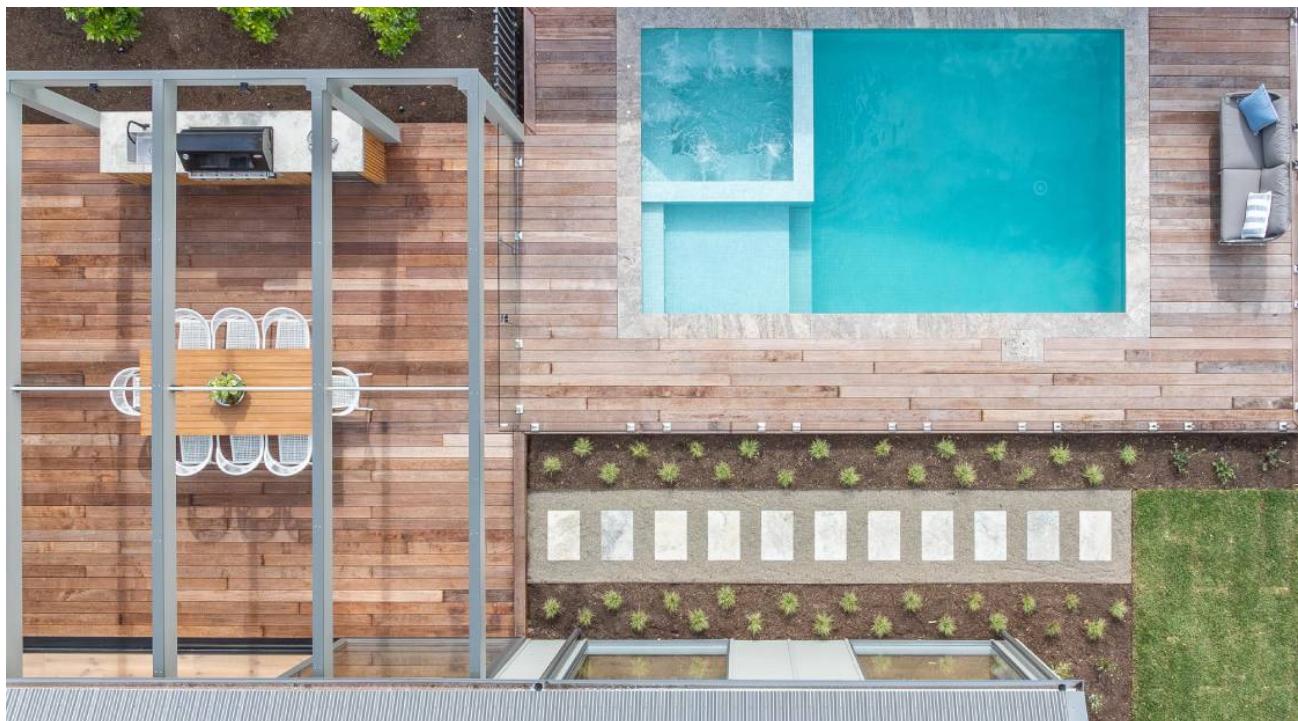
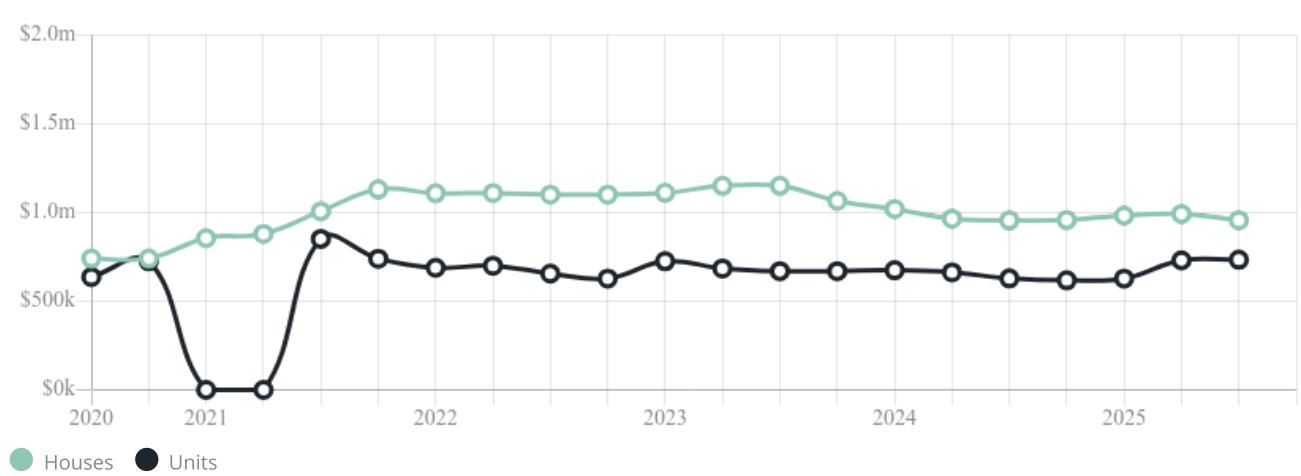
Quarterly price change
-3.55% 

Median unit price¹

Median
\$734k

Quarterly price change
0.47% 

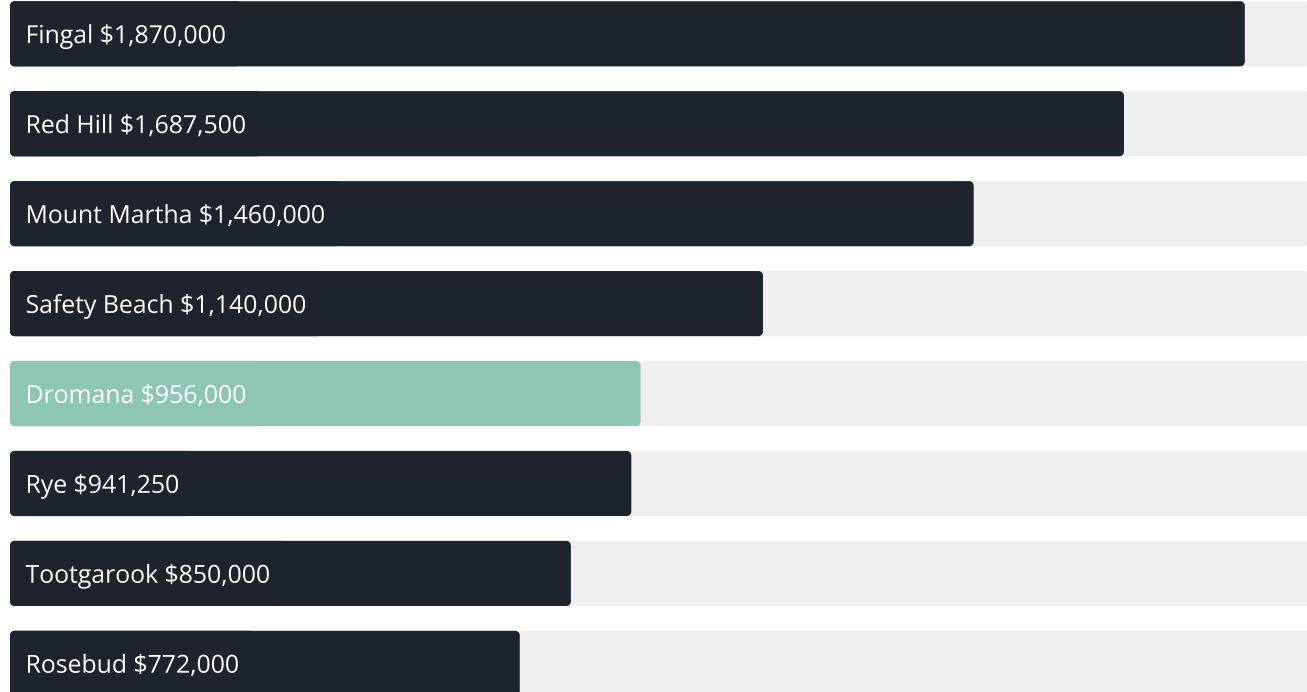
Quarterly price change¹



Surrounding Suburbs

DROMANA SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

DROMANA SUBURB REPORT

Sale method²



● Auction 15%
● Private 85%

Auction clearance rate³

66.67%

Median days on market³

41 days

Jellis Craig average inspection attendance per listing⁴

41 groups

Average hold period¹

6.5 years

Dwelling type⁵



● Houses 82% ● Units 18%

Ownership⁵



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

Population⁵

6,626

Median asking rent¹

\$620 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
 51 Lombardy Av Dromana	3	House	\$830,000	05 Jan 2026
 33 Corey Av Dromana	3	House	\$690,000	27 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
 306 Boundary Rd Dromana	2	House	\$875,000	04 Dec 2025
 6 Margo St Dromana	3	House	\$1,100,000	03 Dec 2025

Sold Properties

DROMANA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 46 Monaco Pde Dromana	3	House	\$1,100,000	14 Nov 2025
 16 Burton St Dromana	3	House	\$1,300,000	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
 12 Corey Av Dromana	4	House	\$960,000	11 Nov 2025
 49 Carrigg St Dromana	2	House	\$1,100,000	11 Nov 2025

Sold Properties

DROMANA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 54 Fig St Dromana	4	House	\$798,000	07 Nov 2025
 2/16 James St Dromana	3	Townhouse	\$900,000	06 Nov 2025
 1 Hillview St Dromana	3	House	\$1,060,000	01 Nov 2025
 2/39 Mary St Dromana	3	Townhouse	\$755,000	01 Nov 2025
 3/42 Francis St Dromana	3	Townhouse	\$920,000	31 Oct 2025
 5 Overbay Av Dromana	4	House	\$1,480,000	30 Oct 2025
 1/3 Macedon Av Dromana	2	Unit	\$770,000	29 Oct 2025
 16 Grant St Dromana	3	House	\$200,000	28 Oct 2025
 47 Graeme St Dromana	4	House	\$1,270,000	27 Oct 2025
 34 Monaco Pde Dromana	3	House	\$745,000	25 Oct 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 08/01/2026

- 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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