



Dromana

Suburb Report



Your connection to property insights



JellisCraig

DROMANA SUBURB REPORT

Median house price¹

Median

\$965k

Quarterly price change

0.52% ↑

Median unit price¹

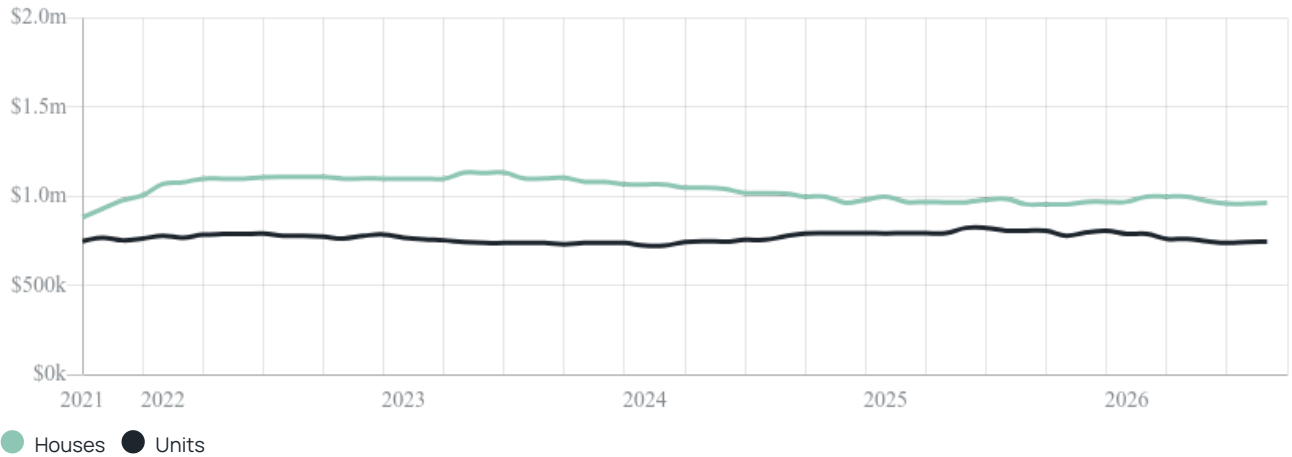
Median

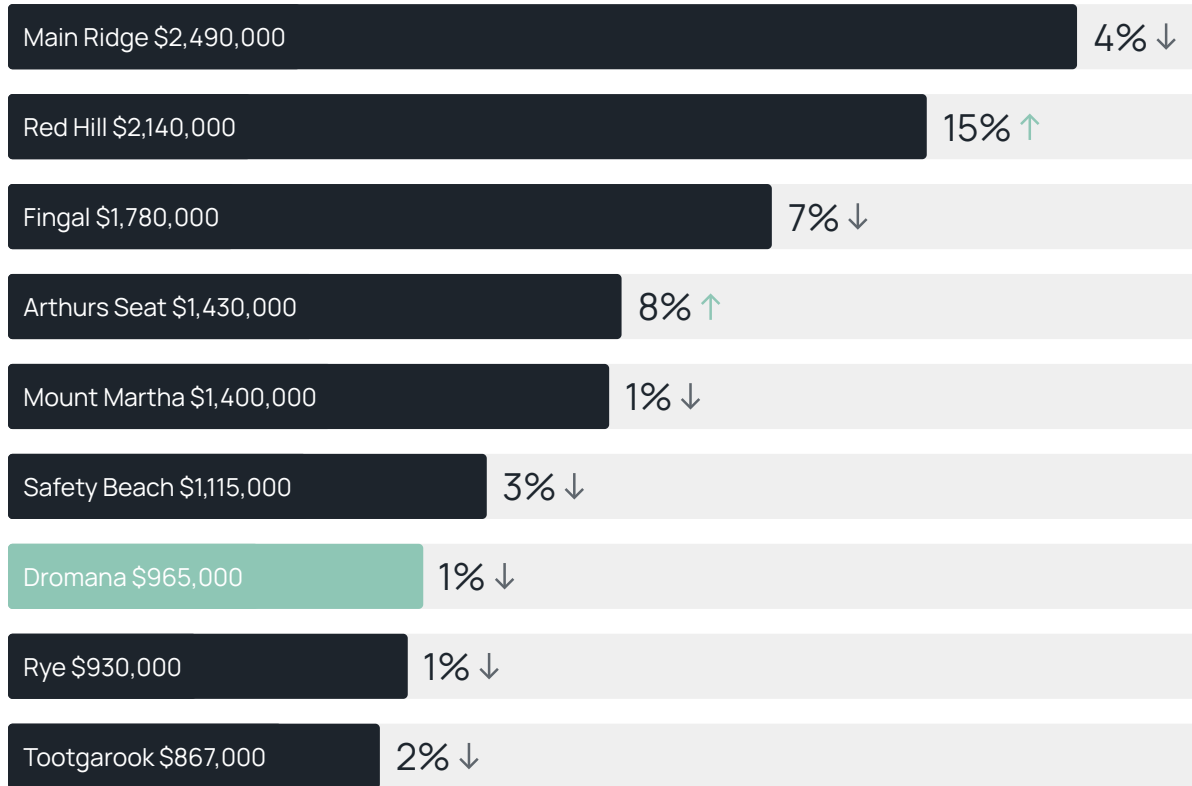
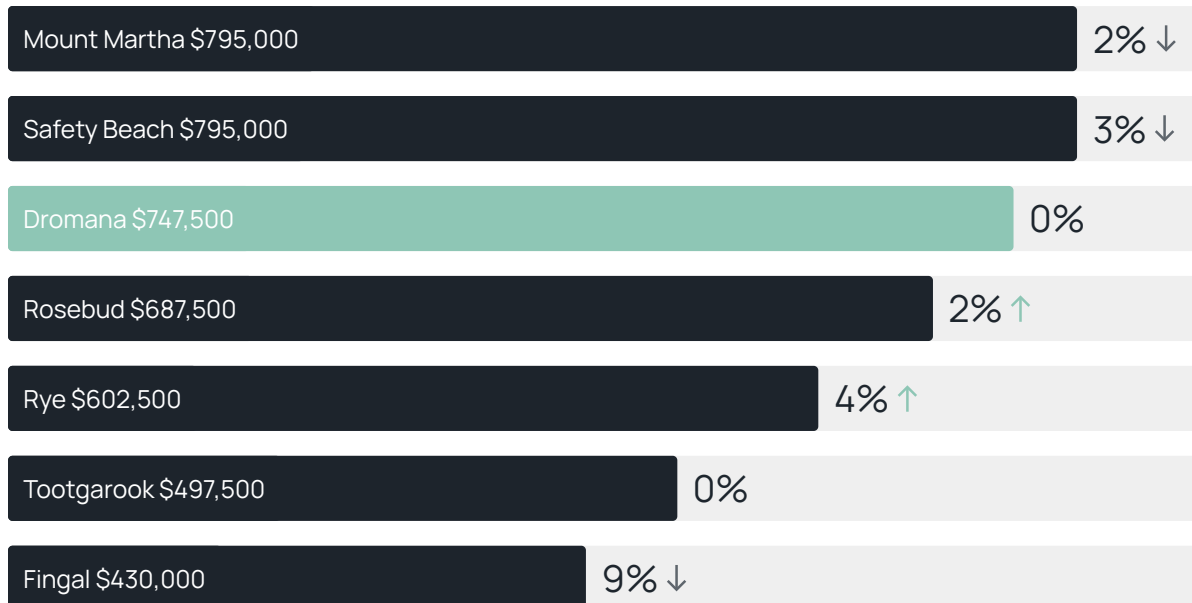
\$748k

Quarterly price change

0.34% ↑

Dromana quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 10%

● Private 90%

Auction clearance rate³

33.33%

Median days on market³

House

Unit

48 days

79 days

Jellis Craig average inspection attendance per listing⁴

47 groups

Average hold period¹

House

Unit

15.0 years

8.8 years

Dwelling type⁵

● Houses 98%

● Units 2%

Ownership⁵

● Owned outright 46%

● Mortgaged 28%

● Rented 26%

Population⁵

6,626

Median asking rent per week¹

Unit

\$675

\$620

Population growth⁵

0

Rental yield¹

House

Unit

3.55%

4.05%

Median age⁵

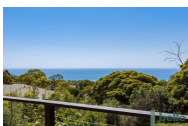
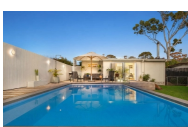
50 years

Median household size⁵

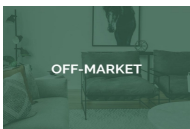
2.2 people

Recent Dromana sales²

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

Address	Bedrooms	Type	Price	Sold
 20 Iris Street Dromana	4	House	\$1,100,000	04 Sep 2026
 4 Williams Street Dromana	4	House	Undisclosed	04 Sep 2026
 1/21 Callas Street Dromana	3	House	\$680,000	02 Sep 2026
 7 Palmerston Avenue Dromana	3	House	\$595,000	28 Aug 2026
 4 Garner Street Dromana	4	House	\$1,225,000	25 Aug 2026
 128/131 Nepean Highway Dromana	1	Unit	\$150,000	24 Aug 2026
 56A Kent Street Dromana	3	House	\$1,135,000	21 Aug 2026
 34 Canna Street Dromana	2	House	\$810,000	21 Aug 2026
 3/34 Mcculloch Street Dromana	3	Townhouse	\$880,000	20 Aug 2026
 10A Jetty Road Dromana	4	House	\$1,300,000	19 Aug 2026

DROMANA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Lombardy Avenue Dromana	2	House	\$590,000	07 Aug 2026
 1 Lupin Street Dromana	3	House	\$758,000	02 Aug 2026
 34 Dahlia Street Dromana	4	House	Undisclosed	27 Jul 2026
 Boatshed 207 Dromana Foreshore	1	Unit	\$305,000	27 Jul 2026
 15 Rosalie Avenue Dromana	3	House	\$830,000	27 Jul 2026
 15 Lombardy Avenue Dromana	0	Residential_land	\$600,000	27 Jul 2026
 34 Hillside Avenue Dromana	4	House	\$930,000	22 Jul 2026
 3A Olympic Parade Dromana	3	Townhouse	\$1,040,000	14 Jul 2026
 45 McCulloch Street Dromana	3	House	\$898,000	10 Jul 2026
 36 Monaco Parade Dromana	3	House	\$750,000	02 Jul 2026

DROMANA SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 - 3 Seacombe Street Dromana	4	House	\$1,756,000	27 Jun 2026
 14 Jackson Way Dromana	4	House	\$1,900,000	26 Jun 2026
 45 Olympic Parade Dromana	2	House	\$740,000	26 Jun 2026
 15 Dahlia Street Dromana	0	Residential_land	\$620,000	26 Jun 2026
 2/15 Monaco Parade Dromana	2	Townhouse	\$630,000	24 Jun 2026
 6 Rosalie Avenue Dromana	4	House	\$870,000	24 Jun 2026
 7 Jackson Way Dromana	0	Residential_land	\$560,000	24 Jun 2026
 12A Lugano Avenue Dromana	3	House	\$825,000	21 Jun 2026
 4/16 James Street Dromana	3	Townhouse	\$845,000	19 Jun 2026
 12 Marcus Street Dromana	3	House	\$840,000	19 Jun 2026



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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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