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	12/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

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	$530,000	&	$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$629,250	Property type	Unit	Suburb	Somerville
Period-from	01 Aug 2025	to	31 Jul 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
2/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	$525,000	05-Mar-26
10/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	$545,000	24-Apr-26
9/5 RAYMOND STREET SOMERVILLE VIC 3912	$559,000	05-Jun-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: 26 August 2026

Element ESTATE AGENTS

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2/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

2 1 1

Sold Price **$525,000** Sold Date **05-Mar-26**

Distance **0.38km**

10/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

2 1 1

Sold Price **$545,000** Sold Date **24-Apr-26**

Distance **0.05km**

9/5 RAYMOND STREET SOMERVILLE VIC 3912

2 1 1

Sold Price **$559,000** Sold Date **05-Jun-26**

Distance **0.63km**

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

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