Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting range between \$1,050,000 & \$1,155,000 Median sale price Median price \$900,000 Property type House Suburb Somerville Period - From 01/02/2025 to 30/04/2025 Source PropTrack 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 six months that estate agent or agent's representative considers to be most comparable to the property for sale.	Property offer	[
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 B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties 		o agent or	agant'a rans	oo ontotiv	o rooson	ably balia		that fow	or than th	roo oomnar	able proportion

This Statement of Information was prepared on: 12/05/2025

