

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

16 KIMTARA COURT 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2025

to

28 Feb 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

3 BLACK WATTLE PLACE SOMERVILLE VIC 3912	\$1,250,000	09-Feb-26
3 BRUNNING COURT SOMERVILLE VIC 3912	\$1,280,000	11-Dec-25
21 RUBY JOY DRIVE SOMERVILLE VIC 3912	\$1,225,000	13-Oct-25

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.~~

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**3 BLACK WATTLE PLACE
SOMERVILLE VIC 3912**

4 2 2

Sold Price ^{RS} **\$1,250,000** Sold Date **09-Feb-26**

Distance **0.68km**



**3 BRUNNING COURT SOMERVILLE
VIC 3912**

4 2 2

Sold Price **\$1,280,000** Sold Date **11-Dec-25**

Distance **0.85km**



**21 RUBY JOY DRIVE SOMERVILLE
VIC 3912**

4 3 2

Sold Price **\$1,225,000** Sold Date **13-Oct-25**

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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