

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

3/15 RAYMOND STREET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Somerville

Period-from

01 Jun 2025

to

31 May 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

1/14 CLARENDON DRIVE SOMERVILLE VIC 3912	\$626,000	01-Jun-26
4/14 CLARENDON DRIVE SOMERVILLE VIC 3912	\$615,000	03-Mar-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: 10 June 2026

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**1/14 CLARENDON DRIVE
SOMERVILLE VIC 3912**

 2  1  1

Sold Price

^{RS}

\$626,000

Sold Date

01-Jun-26

Distance

1.19km



**4/14 CLARENDON DRIVE
SOMERVILLE VIC 3912**

 2  1  1

Sold Price

\$615,000

Sold Date

03-Mar-26

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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