

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 STATION 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Somerville

Period-from

01 May 2025

to

30 Apr 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 STATION STREET SOMERVILLE VIC 3912	\$840,000	14-Dec-24
1186 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$890,000	10-Feb-25
23 PARK LANE SOMERVILLE VIC 3912	\$901,000	27-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.~~

This Statement of Information was prepared on: 16 May 2026


**1 STATION STREET SOMERVILLE
VIC 3912**
 4  2  4

Sold Price

\$840,000

Sold Date

14-Dec-24

Distance

0.02km

**1186 FRANKSTON-FLINDERS ROAD
SOMERVILLE VIC 3912**
 3  1  4

Sold Price

\$890,000

Sold Date

10-Feb-25

Distance

0.18km

**23 PARK LANE SOMERVILLE VIC
3912**
 4  2  2

Sold Price

\$901,000

Sold Date

27-Oct-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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