

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

5 LENLUCY PLACE 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

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

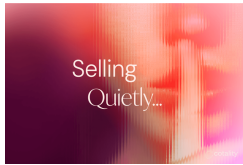
Date of sale

3/4 STATION CRESCENT BAXTER VIC 3911	\$685,000	06-Mar-26
2 LENLUCY PLACE SOMERVILLE VIC 3912	\$680,000	14-Mar-26
4/19 GUELPH STREET SOMERVILLE VIC 3912	\$683,000	21-Apr-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: 03 August 2026



3/4 STATION CRESCENT BAXTER VIC 3911

Sold Price

\$685,000

Sold Date

06-Mar-26

2

2

2

Distance

4.16km



2 LENLUCY PLACE SOMERVILLE VIC 3912

Sold Price

\$680,000

Sold Date

14-Mar-26

2

2

1

Distance

0.04km



4/19 GUELPH STREET SOMERVILLE VIC 3912

Sold Price

\$683,000

Sold Date

21-Apr-26

2

2

2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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