

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

2/1145 FRANKSTON-FLINDERS ROAD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Somerville

Period-from

01 Dec 2024

to

30 Nov 2025

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

4/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$560,000	06-Jul-25
6/2 GEORGE STREET SOMERVILLE VIC 3912	\$605,000	29-Jul-25
2/6-8 PARK LANE SOMERVILLE VIC 3912	\$540,000	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: 02 December 2025

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4/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912
 2  1  1

Sold Price

\$560,000

Sold Date

06-Jul-25

Distance

0.34km

6/2 GEORGE STREET SOMERVILLE VIC 3912
 2  1  1

Sold Price

\$605,000

Sold Date

29-Jul-25

Distance

0.56km

2/6-8 PARK LANE SOMERVILLE VIC 3912
 2  1  1

Sold Price

^{RS} **\$540,000**

Sold Date

27-Oct-25

Distance

0.34km

3/29 CLARINDA STREET SOMERVILLE VIC 3912
 2  1  1

Sold Price

\$510,000

Sold Date

15-Jul-25

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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