

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

2/15 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Somerville

Period-from

01 Oct 2024

to

30 Sep 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

5/8 RAYMOND STREET SOMERVILLE VIC 3912	\$515,000	20-May-25
7/2 GEORGE STREET SOMERVILLE VIC 3912	\$500,000	16-Apr-25
19/42 ERAMOSIA ROAD EAST SOMERVILLE VIC 3912	\$505,000	23-Jun-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: 13 October 2025

Ryan Baker

P 0421046287

M 0421046287

E ryan.baker@obrienrealestate.com.au



**5/8 RAYMOND STREET
SOMERVILLE VIC 3912**

 2  1  1

Sold Price

\$515,000

Sold Date **20-May-25**

Distance

0.1km



**7/2 GEORGE STREET SOMERVILLE
VIC 3912**

 2  1  1

Sold Price

\$500,000

Sold Date **16-Apr-25**

Distance

0.5km



**19/42 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

 2  1  1

Sold Price

\$505,000

Sold Date **23-Jun-25**

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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