

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

3/20 ERAMOSA ROAD WEST 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Other

Suburb

Somerville

Period-from

01 Jan 2025

to

31 Dec 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

11/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$670,000	06-Oct-25
4/318 JONES ROAD SOMERVILLE VIC 3912	\$645,000	11-Sep-25
1/1147 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$658,000	06-Aug-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: 21 January 2026

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**11/42 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**
 2  2  1

Sold Price

\$670,000

Sold Date **06-Oct-25**

Distance **0.73km**

**4/318 JONES ROAD SOMERVILLE
VIC 3912**
 3  1  1

Sold Price

\$645,000

Sold Date **11-Sep-25**

Distance **0.5km**

**1/1147 FRANKSTON-FLINDERS
ROAD SOMERVILLE VIC 3912**
 3  1  2

Sold Price

\$658,000

Sold Date **06-Aug-25**

Distance **0.92km**
RS = Recent sale

UN = Undisclosed Sale

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