

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

1 KELLY COURT 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

\$780,000

&

\$850,000

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 LAWRENCE STREET SOMERVILLE VIC 3912	\$855,000	16-Apr-26
43 CLARINDA STREET SOMERVILLE VIC 3912	\$840,000	12-Jan-26
113 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$785,000	10-Mar-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: 26 May 2026

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1 LAWRENCE STREET SOMERVILLE VIC 3912

Sold Price

\$855,000

Sold Date

16-Apr-26

 3  2  1

Distance

0.38km



43 CLARINDA STREET SOMERVILLE VIC 3912

Sold Price

\$840,000

Sold Date

12-Jan-26

 3  2  1

Distance

0.72km



113 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

Sold Price

^{RS} **\$785,000**

Sold Date

10-Mar-26

 3  2  1

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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