

## 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 BRIAR CLOSE SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$823,750

Property type

House

Suburb

Somerville

Period-from

01 Sep 2024

to

31 Aug 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 18 NOTTINGHAM AVENUE SOMERVILLE VIC 3912 | \$810,000 | 13-Aug-25 |
| 17 WILTSHIRE DRIVE SOMERVILLE VIC 3912   | \$838,000 | 12-Jul-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: 08 September 2025

David Lloyd

M 0404279439

E david.lloyd@obrienrealestate.com.au


**18 NOTTINGHAM AVENUE  
SOMERVILLE VIC 3912**
 3    1    1

Sold Price

<sup>RS</sup>
**\$810,000**

Sold Date

**13-Aug-25**

Distance

**0.62km**

**17 WILTSHIRE DRIVE SOMERVILLE  
VIC 3912**
 3    2    2

Sold Price

<sup>RS</sup>
**\$838,000**

Sold Date

**12-Jul-25**

Distance

**0.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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