

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 JERRYS WAY 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Somerville

Period-from

01 Jul 2025

to

30 Jun 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

4/14 CLARENDON DRIVE SOMERVILLE VIC 3912	\$615,000	03-Mar-26
1/24 ERAMOSA ROAD WEST SOMERVILLE VIC 3912	\$597,000	23-Apr-26
3/21 RAYMOND STREET SOMERVILLE VIC 3912	\$620,000	18-Apr-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: 06 July 2026

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**4/14 CLARENDON DRIVE
SOMERVILLE VIC 3912**

 2  1  1

Sold Price **\$615,000** Sold Date **03-Mar-26**

Distance **1.89km**

Notes from your agent

this home has the same bedrooms bathrooms and car accomodation but is an older home.



**1/24 ERAMOSA ROAD WEST
SOMERVILLE VIC 3912**

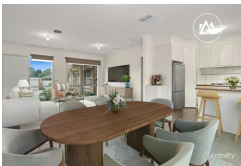
 3  1  2

Sold Price ^{RS} **\$597,000** Sold Date **23-Apr-26**

Distance **0.81km**

Notes from your agent

this property is much older but had one extra bedroom.



**3/21 RAYMOND STREET
SOMERVILLE VIC 3912**

 3  2  2

Sold Price **\$620,000** Sold Date **18-Apr-26**

Distance **0.75km**

Notes from your agent

this property has one extra bedroom and bathroom however is much older home and not as modern inside.

RS = Recent sale **UN** = Undisclosed Sale

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