

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 CLARENDON DRIVE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Somerville

Period-from

01 Sep 2025

to

31 Aug 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

5 CLARENDON DRIVE SOMERVILLE VIC 3912	\$855,000	10-Mar-26
19 STATION STREET SOMERVILLE VIC 3912	\$780,000	18-Aug-26
32 CABERNET DRIVE SOMERVILLE VIC 3912	\$775,000	25-Jun-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.~~

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**5 CLARENDON DRIVE
SOMERVILLE VIC 3912**

3 1 2

Sold Price **\$855,000** Sold Date **10-Mar-26**

Distance **0.02km**

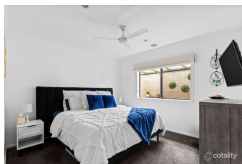


**19 STATION STREET SOMERVILLE
VIC 3912**

3 1 5

Sold Price ^{RS} **\$780,000** Sold Date **18-Aug-26**

Distance **1.83km**



**32 CABERNET DRIVE SOMERVILLE
VIC 3912**

3 2 2

Sold Price ^{RS} **\$775,000** Sold Date **25-Jun-26**

Distance **1.23km**

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

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