

## 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

6/2 GEORGE STREET 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

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Somerville

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

1/2 GEORGE STREET SOMERVILLE VIC 3912	\$620,000	02-Jul-25
3/4-14 CLARINDA STREET SOMERVILLE VIC 3912	\$605,000	20-May-25
4/32 CLARENDON DRIVE SOMERVILLE VIC 3912	\$605,000	06-May-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: 4th July 2025

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**1/2 GEORGE STREET SOMERVILLE  
VIC 3912**

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**02-Jul-25**

 2

 2

 1

Distance

**0km**



**3/4-14 CLARINDA STREET  
SOMERVILLE VIC 3912**

Sold Price

**\$605,000**

Sold Date

**20-May-25**

 2

 1

 1

Distance

**0.58km**



**4/32 CLARENDON DRIVE  
SOMERVILLE VIC 3912**

Sold Price

<sup>RS</sup>

**\$605,000**

Sold Date

**06-May-25**

 2

 1

 1

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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