

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

1A GEORGE STREET 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

\$630,000

&

\$690,000

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

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

14 JORDAN STREET SOMERVILLE VIC 3912	\$668,000	23-Jan-25
8 KATHS WAY SOMERVILLE VIC 3912	\$700,000	03-Sep-24
3 THE MEWS SOMERVILLE VIC 3912	\$622,000	31-Oct-24

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: 28 July 2025



14 JORDAN STREET SOMERVILLE VIC 3912

 3
  2
  1

Sold Price

\$668,000

Sold Date

23-Jan-25

Distance

0.66km



8 KATH'S WAY SOMERVILLE VIC 3912

 3
  2
  2

Sold Price

\$700,000

Sold Date

03-Sep-24

Distance

0.69km



3 THE MEWS SOMERVILLE VIC 3912

 3
  2
  2

Sold Price

\$622,000

Sold Date

31-Oct-24

Distance

0.62km



26 GRAF ROAD SOMERVILLE VIC 3912

 3
  2
  1

Sold Price

\$715,000

Sold Date

15-Mar-25

Distance

0.61km



38A ERAMOSA ROAD EAST SOMERVILLE VIC 3912

 3
  2
  2

Sold Price

\$660,000

Sold Date

06-Dec-24

Distance

0.58km



24 MAJESTIC DRIVE SOMERVILLE VIC 3912

 3
  2
  2

Sold Price

\$695,000

Sold Date

03-Oct-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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**6A CONWAY COURT SOMERVILLE
VIC 3912**

Sold Price

\$670,000

Sold Date

07-Oct-24



3



2



2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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