Property Price Statement

Single residential property located in the Melbourne Metro

Date prepared October 26

Property offered for sale

Address
Including suburb and postcode: 7 RONALD COURT, SOMERVILLE, VIC 3912

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	4 + study	2	2	190	714

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Range between $950,000 & $1,020,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$890,000	Property type	House	Suburb	Somerville
Period: from	01 Oct 25	to	30 Sep 26	Source	Cotality

Comparable property sales

Below are the 3 most comparable properties that were sold **within 2 kilometres** within the **last 6 months** that the agent has used to detirmine the property price.

Comparable property 1

Address	Sale price	Date of sale
7 Treehaven Place, Somerville	$950,000	08/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	2	178	627

Comparable property 1

Address	Sale price	Date of sale
1 Knightsbridge, Court, Somerville	$965,000	27/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	4	2	4	185	607

Comparable property 1

Address	Sale price	Date of sale
28 Graf Road, Somerville	$985,000	16/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	6	170	667

Comparable property 1

Address	Sale price	Date of sale
3 Dominic Mews, Somerville	$1,015,000	22/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m^2)	Total land size (in m^2)
House	3	2	2	162	532

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price -	$
Unconditional sale date	

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