

## 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

4 VANESSA COURT SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$820,000

Property type

House

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

17 MAJESTIC DRIVE SOMERVILLE VIC 3912	\$702,000	16-Nov-24
7 KINLORA DRIVE SOMERVILLE VIC 3912	\$727,000	12-Apr-25
18 ONE CHAIN ROAD SOMERVILLE VIC 3912	\$639,000	07-Dec-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: 07 July 2025



**17 MAJESTIC DRIVE SOMERVILLE  
VIC 3912**

3 1 1

Sold Price

**\$702,000**

Sold Date **16-Nov-24**

Distance **0.24km**



**7 KINLORA DRIVE SOMERVILLE  
VIC 3912**

3 1 3

Sold Price

<sup>RS</sup> **\$727,000**

Sold Date **12-Apr-25**

Distance **0.16km**



**18 ONE CHAIN ROAD SOMERVILLE  
VIC 3912**

3 1 2

Sold Price

**\$639,000**

Sold Date **07-Dec-24**

Distance **0.15km**



**4 THE MEWS SOMERVILLE VIC  
3912**

3 1 2

Sold Price

**\$630,000**

Sold Date **16-Dec-24**

Distance **0.39km**



**15 WOODSIDE CLOSE SOMERVILLE  
VIC 3912**

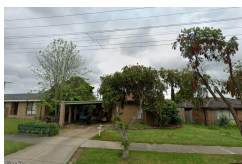
3 1 2

Sold Price

**\$690,000**

Sold Date **08-Oct-24**

Distance **0.39km**



**12 DEANSWOOD DRIVE  
SOMERVILLE VIC 3912**

3 1 2

Sold Price

**\$652,500**

Sold Date **30-Nov-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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**1/280 JONES ROAD SOMERVILLE  
VIC 3912**

Sold Price

**\$655,000**

Sold Date

**18-Feb-25**



3



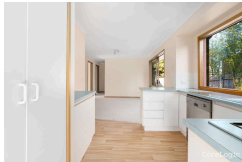
1



2

Distance

**0.64km**



**1 THE MEWS SOMERVILLE VIC 3912**

Sold Price

**\$658,000**

Sold Date

**20-May-25**



3



1



2

Distance

**0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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