

## 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

1/4 TODD GROVE 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 7 OAKBANK PLACE SOMERVILLE VIC 3912 | \$720,000 | 24-Mar-25 |
| 5 LEONARD DRIVE SOMERVILLE VIC 3912 | \$715,000 | 08-Apr-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: 25 July 2025



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**7 OAKBANK PLACE SOMERVILLE  
VIC 3912**

3 1 2

Sold Price

**\$720,000**

Sold Date

**24-Mar-25**

Distance

**1.76km**



**5 LEONARD DRIVE SOMERVILLE  
VIC 3912**

3 1 2

Sold Price

**\$715,000**

Sold Date

**08-Apr-25**

Distance

**1.81km**

RS = Recent sale

UN = Undisclosed Sale

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