

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

7 TREEHAVEN PLACE 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,075

Property type

House

Suburb

Somerville

Period-from

01 Dec 2024

to

30 Nov 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

2 BLACK WATTLE PLACE SOMERVILLE VIC 3912	\$1,150,000	22-Aug-25
38 CALLUM AVENUE SOMERVILLE VIC 3912	\$1,272,000	04-Jun-25
15 BEACONSFIELD COURT SOMERVILLE VIC 3912	\$1,225,000	01-Oct-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: 02 December 2025



**2 BLACK WATTLE PLACE
SOMERVILLE VIC 3912**

 4  2  2

Sold Price **\$1,150,000** Sold Date **22-Aug-25**

Distance **0.21km**



**38 CALLUM AVENUE SOMERVILLE
VIC 3912**

 5  2  4

Sold Price **\$1,272,000** Sold Date **04-Jun-25**

Distance **1.05km**



**15 BEACONSFIELD COURT
SOMERVILLE VIC 3912**

 4  3  3

Sold Price ^{RS} **\$1,225,000** Sold Date **01-Oct-25**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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