



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 **UNIT 1/6-8 PARK LANE,
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 &

Median sale price

Median price Property type Suburb
Period - From to Source

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 six 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
Unit 8 – 5 Raymond Street, Somerville	\$580,000	AUG 2025
Unit 2/6-8 Park Lane, Somerville	\$540,000	OCT 2025
Unit 2 – 15 Raymond Street, Somerville	\$550,000	OCT 2025

This Statement of Information was prepared on: