

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

4/14 CLARENDON DRIVE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,500

Property type

Unit

Suburb

Somerville

Period-from

01 Feb 2025

to

31 Jan 2026

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

| | | |
|---------------------------------------------|-----------|-----------|
| 8/5 RAYMOND STREET SOMERVILLE VIC 3912 | \$580,000 | 26-Aug-25 |
| 2/42 ERAMOSIA ROAD EAST SOMERVILLE VIC 3912 | \$539,000 | 28-Oct-25 |
| 2/15 RAYMOND STREET SOMERVILLE VIC 3912 | \$550,000 | 22-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: 15 February 2026



**8/5 RAYMOND STREET
SOMERVILLE VIC 3912**

1 1 1

Sold Price **\$580,000** Sold Date **26-Aug-25**

Distance **1.23km**



**2/42 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

2 1 1

Sold Price **\$539,000** Sold Date **28-Oct-25**

Distance **1.85km**



**2/15 RAYMOND STREET
SOMERVILLE VIC 3912**

2 1 1

Sold Price **\$550,000** Sold Date **22-Oct-25**

Distance **1.19km**



**2/32 CLARENDON DRIVE
SOMERVILLE VIC 3912**

2 1 1

Sold Price Sold Date **26-May-25**

Distance **0.21km**



**4/32 CLARENDON DRIVE
SOMERVILLE VIC 3912**

2 1 1

Sold Price **\$605,000** Sold Date **29-Apr-25**

Distance **0.21km**



**3/32 CLARENDON DRIVE
SOMERVILLE VIC 3912**

2 1 2

Sold Price **\$620,000** Sold Date **25-Jun-25**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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