



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

69 CLARENDON DRIVE

Suburb & post
code

SOMERVILLE VICTORIA 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

\$770,000

\$810,000

Median sale price \$800,000 Real Estate.com.au March 2025-February 2026

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
5 Montrose Avenue Somerville	\$822,500	November 2025
34 Wiltshire Drive, Somerville	\$800,000	December 2025
7 Tanya Court Somerville	\$785,000	December 2025

This Statement of Information was prepared on: **05/03/2026**