

## 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

4/19 GUELPH STREET SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,500

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

12 ERAMOSA ROAD WEST SOMERVILLE VIC 3912	\$772,000	01-Dec-25
8/66 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$700,000	21-Nov-25
1/3 ALFRED STREET SOMERVILLE VIC 3912	\$760,000	13-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: 03 February 2026

**12 ERAMOSA ROAD WEST  
SOMERVILLE VIC 3912**

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Sold Price

<sup>RS</sup>**\$772,000**

Sold Date

**01-Dec-25**

Distance

**0.43km****8/66 ERAMOSA ROAD EAST  
SOMERVILLE VIC 3912**

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Sold Price

**\$700,000**

Sold Date

**21-Nov-25**

Distance

**0.43km****1/3 ALFRED STREET SOMERVILLE  
VIC 3912**

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Sold Price

<sup>RS</sup>**\$760,000**

Sold Date

**13-Oct-25**

Distance

**0.33km****RS** = Recent sale**UN** = Undisclosed Sale

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