

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

6/21 RAYMOND STREET 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

\$630,000

&

\$670,000

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

3/20 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$715,000	08-Dec-25
4/318 JONES ROAD SOMERVILLE VIC 3912	\$645,000	11-Sep-25
3/73 GUELPH STREET SOMERVILLE VIC 3912	\$692,000	21-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: 27 February 2026



**3/20 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

3 2 2

Sold Price **\$715,000** Sold Date **08-Dec-25**

Distance **0.51km**



**4/318 JONES ROAD SOMERVILLE
VIC 3912**

3 1 1

Sold Price **\$645,000** Sold Date **11-Sep-25**

Distance **0.65km**



**3/73 GUELPH STREET
SOMERVILLE VIC 3912**

3 1 1

Sold Price **\$692,000** Sold Date **21-Oct-25**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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