

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

3/21 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Somerville

Period-from

01 Mar 2025

to

28 Feb 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

1037B FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$710,000	27-Mar-25
38A ERAMOSIA ROAD EAST SOMERVILLE VIC 3912	\$660,000	06-Dec-24
6A CONWAY COURT SOMERVILLE VIC 3912	\$670,000	07-Oct-24

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: 10 March 2026



1037B FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

3 2 2

Sold Price **\$710,000** Sold Date **27-Mar-25**

Distance **0.2km**



38A ERAMOSA ROAD EAST SOMERVILLE VIC 3912

3 2 2

Sold Price **\$660,000** Sold Date **06-Dec-24**

Distance **0.66km**



6A CONWAY COURT SOMERVILLE VIC 3912

3 2 2

Sold Price **\$670,000** Sold Date **07-Oct-24**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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