



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

284 COOLART ROAD,

Suburb & post
code

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

\$2,600,000

\$2,700,000

Median sale price No Median house price for the suburb for Moorooduc Source
www.realestate.com.au January 2025 – January 2026

Comparable property sales (*Delete A or B below as applicable)

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 six months.

This Statement of Information was prepared on: 12th January, 2026