

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

5A CALLUM AVENUE, SOMERVILLE 3912 Land size approx. 500 sqm

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$860,000

&

\$910,000

Median Price

\$614,000 - Unit

\$820,000 - House

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales

These are the 4 properties sold within 10 kilometers of the property for sale in the last 7 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**31 PEMBROKE DRIVE
SOMERVILLE 3912**

3 2 1

Land size approx. 436 sqm

Sold Price

\$855,000

Sold Date

31-Aug-24

Distance

0.83km



**2/44 STATION STREET
SOMERVILLE 3912**

3 2 2

Land size approx. 320 sqm

Sold Price

\$860,000

Sold Date

25-Mar-25

Distance

1.25km



**2A MAPLE STREET
LANGWARRIN 3910**

3 2 2

Land size approx. 308 sqm

Sold Price

\$885,000

Sold Date

03-Mar-25

Distance

9.37km



**2/27 FOOT STREET
FRANKSTON 3199**

3 2 2

Land size approx. 280 sqm

Sold Price

\$920,000

Sold Date

17-Mar-25

Distance

9.05km