

# 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

LOT 10B, BAYVISTA RISE SOMERVILLE VIC 3912

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

or range between

\$665,000

&

\$695,000

### Median sale price

Median Price

Property type

Land

Suburb

Somerville

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### Comparable property sales

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.

[consumer.vic.gov.au](https://consumer.vic.gov.au)



This Statement of Information was prepared on: 16 April 2025