

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

1/4 TODD GROVE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Somerville

Period-from

01 Jul 2024

to

30 Jun 2025

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

7 OAKBANK PLACE SOMERVILLE VIC 3912	\$720,000	24-Mar-25
5 LEONARD DRIVE SOMERVILLE VIC 3912	\$715,000	08-Apr-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.

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**7 OAKBANK PLACE SOMERVILLE
VIC 3912**

3 1 2

Sold Price

\$720,000

Sold Date

24-Mar-25

Distance

1.76km



**5 LEONARD DRIVE SOMERVILLE
VIC 3912**

3 1 2

Sold Price

\$715,000

Sold Date

08-Apr-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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