

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

1/82 ERAMOSA ROAD EAST 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Somerville

Period-from

01 Sep 2024

to

31 Aug 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

4/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

\$560,000

06-Jul-25

7/5 ALFRED STREET SOMERVILLE VIC 3912

\$561,550

08-May-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.

This Statement of Information was prepared on: 06 September 2025



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**4/1181 FRANKSTON-FLINDERS
ROAD SOMERVILLE VIC 3912**

2 1 1

Sold Price

^{RS}

\$560,000

Sold Date

06-Jul-25

Distance

0.82km



**7/5 ALFRED STREET SOMERVILLE
VIC 3912**

2 1 1

Sold Price

\$561,550

Sold Date

08-May-25

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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