

## 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

10 RYAN WAY SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$852,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2025

to

28 Feb 2026

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 RYAN WAY SOMERVILLE VIC 3912	\$1,350,000	08-Dec-25
37 MELROSE TERRACE SOMERVILLE VIC 3912	\$1,375,000	15-Sep-25
10 ALAN GEORGE TERRACE SOMERVILLE VIC 3912	\$1,400,000	12-Nov-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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Shaylee Sweetnam

M 0459906632

E shaylee@homesacreage.com.au



**4 RYAN WAY SOMERVILLE VIC 3912**

4 2 2

Sold Price **\$1,350,000** Sold Date **08-Dec-25**

Distance **0.03km**



**37 MELROSE TERRACE SOMERVILLE VIC 3912**

4 2 2

Sold Price **\$1,375,000** Sold Date **15-Sep-25**

Distance **0.05km**



**10 ALAN GEORGE TERRACE SOMERVILLE VIC 3912**

1 2 2

Sold Price **\$1,400,000** Sold Date **12-Nov-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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