

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

11/42 ERAMOSA ROAD EAST, SOMERVILLE 3912

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

\$650,000 & \$680,000

Median Price

\$610,000

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Corelogic

Comparable property sales

These are the 4 properties sold within 2 kilometers of the property for sale in the last 9 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1/1147 FRANKSTON-FLINDERS
ROAD SOMERVILLE 3912

3 1 2

Sold Price

^{RS} \$658,000 Sold Date 06-Aug-25

Distance 0.57km



2/26A AUSTIN ROAD
SOMERVILLE 3912

3 2 2

Sold Price

\$660,000 Sold Date 15-Jan-25

Distance 1.53km



4/5 RAYMOND STREET
SOMERVILLE 3912

3 1 1

Sold Price

\$665,000 Sold Date 20-May-25

Distance 0.61km



9/24 BRUCE DRIVE
SOMERVILLE 3912

3 1 2

Sold Price

\$673,000 Sold Date 20-Feb-25

Distance 1.08km