

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

1174 FRANKSTON- FLINDERS ROAD, SOMERVILLE 3912
(ALSO KNOWN AS 12/1170 FRANKSTON-FLINDERS ROAD, SOMERVILLE)

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

\$590,000 & \$630,000

Median house Price
Somerville

\$823,000

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Corelogic

Comparable property sales

These are the 2 properties sold within 1 kilometers of the property for sale in the last 12 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**4 THE MEWS
SOMERVILLE 3912**

 2  1  1

Sold Price

\$630,000

Sold Date

16-Dec-24

Distance

0.61km



**1/25 STATION STREET
SOMERVILLE 3912**

 2  1  1

Sold Price

\$638,500

Sold Date

07-Jun-25

Distance

0.18km