

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

12 WOODLANDS DRIVE, SOMERVILLE 3912 Land size approx. 1501 sqm

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

\$1,250,000 & \$1,320,000

Median Price

\$820,000

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Corelogic

Comparable property sales

These are the 5 properties sold within 2 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.



**2 YEMAYA COURT
SOMERVILLE 3912**

3 2 2

Land size approx. 990 sqm

Sold Price

\$1,250,000

Sold Date **29-May-25**

Distance

1.19km



**38 CALLUM AVENUE
SOMERVILLE 3912**

5 2 4

Land size approx. 1000 sqm

Sold Price

\$1,272,000

Sold Date **16-Jun-25**

Distance

1.24km



**3 YEMAYA COURT
SOMERVILLE 3912**

5 3 2

Land size approx. 1096 sqm

Sold Price

\$1,285,000 UN

Sold Date **24-Jul-25**

Distance

1.17km



**8 ELIZA PLACE
SOMERVILLE 3912**

4 2 2

Land size approx. 1323 sqm

Sold Price

\$1,350,000

Sold Date **17-Jan-25**

Distance

0.66km



**11 ELIZA PLACE
SOMERVILLE 3912**

3 2 2

Land size approx. 1346 sqm

Sold Price

\$1,375,000

Sold Date **20-Aug-24**

Distance

0.69km