

## 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

15 SULLIVAN DRIVE, SOMERVILLE 3912

Land size approx.  
652 sqm

Indicative selling price For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$830,000

&

\$870,000

Median Price

\$823,750

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



17 WILTSHIRE DRIVE  
SOMERVILLE 3912

3 2 2

Land size approx. 652 sqm

Sold Price

\$838,000

Sold Date

12-Jul-25

Distance

1.99km



14 ROCHESTER ROAD  
SOMERVILLE 3912

3 1 2

Land size approx. 792 sqm

Sold Price

\$847,000

Sold Date

26-Feb-25

Distance

1.8km



30 WILTSHIRE DRIVE  
SOMERVILLE 3912

3 2 1

Land size approx. 560 sqm

Sold Price

\$870,000<sup>UN</sup>

Sold Date

18-Aug-25

Distance

1.98km



23 ONE CHAIN ROAD  
SOMERVILLE 3912

3 2 2

Land size approx. 592 sqm

Sold Price

\$880,500

Sold Date

03-Apr-25

Distance

0.33km