

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

2/1160 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Somerville

Period-from

01 Oct 2024

to

30 Sep 2025

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

6/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

\$605,000

18-Jul-25

8/5 RAYMOND STREET SOMERVILLE VIC 3912

\$580,000

01-Sep-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.

This Statement of Information was prepared on: 30 October 2025


**6/1181 FRANKSTON-FLINDERS
ROAD SOMERVILLE VIC 3912**

 2
  1
  1

Sold Price **\$605,000** Sold Date **18-Jul-25**

Distance **0.25km**


**8/5 RAYMOND STREET
SOMERVILLE VIC 3912**

 2
  1
  1

Sold Price ^{RS} **\$580,000** Sold Date **01-Sep-25**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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