

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

2/42 ERAMOSA ROAD EAST 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

\$485,000

&

\$530,000

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

20/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$530,000	15-Aug-25
8/5 RAYMOND STREET SOMERVILLE VIC 3912	\$580,000	01-Sep-25
19/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$505,000	23-Jun-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: 09 October 2025

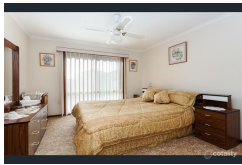


Badiha Cook

P (03) 8781 3888

M 0438 352 456

E badiha.cook@eview.com.au



**20/42 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

2 1 1

Sold Price **\$530,000** Sold Date **15-Aug-25**

Distance **0km**



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

2 1 1

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

Distance **0.61km**



**19/42 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

2 1 1

Sold Price **\$505,000** Sold Date **23-Jun-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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