

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

2/82 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

\$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 Dec 2024

to

30 Nov 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

1/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$594,999	28-Oct-25
2/1145 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$595,000	14-Nov-25
2/1160 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$612,000	19-Nov-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: 17 December 2025



1/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

2 1 2

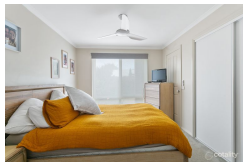
Sold Price

\$594,999

Sold Date **28-Oct-25**

Distance

0km



2/1145 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

2 1 1

Sold Price

^{RS} **\$595,000**

Sold Date **14-Nov-25**

Distance

0.67km



2/1160 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

2 1 1

Sold Price

^{RS} **\$612,000**

Sold Date **19-Nov-25**

Distance

0.79km



3/11 GUELPH STREET SOMERVILLE VIC 3912

2 1 1

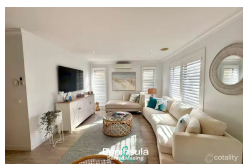
Sold Price

\$560,500

Sold Date **25-Jul-25**

Distance

0.65km



6/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

2 1 1

Sold Price

\$605,000

Sold Date **18-Jul-25**

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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