

## 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 MERRYLANDS AVENUE PORTSEA VIC 3944

### Indicative selling price

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

Single Price

or range  
between

\$4,000,000

&

\$4,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$3,755,000

Property type

House

Suburb

Portsea

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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 3 SOMERSET DRIVE PORTSEA VIC 3944 | \$4,000,000 | 20-Oct-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: 12 December 2025



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**3 SOMERSET DRIVE PORTSEA VIC  
3944**

Sold Price

**\$4,000,000**

Sold Date

**20-Oct-25**

2

-

-

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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