

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

2 PEMBROKE DRIVE, SOMERVILLE 3912

Land Size 855 sqm (approx)

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$840,000

&

\$895,000

Median Price

\$870,000

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 2 kilometers in the last 6 months that the estate agent considers to be most comparable.



91 GUELPH STREET
SOMERVILLE 3912

3 2 4

Land Size - 906sqm

Sold Price

\$851,000

Sold Date

09-Sep-25

Distance

1.89km



30 WILTSHIRE DRIVE
SOMERVILLE 3912

3 2 1

Land Size - 560 sqm

Sold Price

\$870,000

Sold Date

09-Aug-25

Distance

0.41km



15 SULLIVAN DRIVE
SOMERVILLE 3912

3 2 2

Land Size - 652 sqm

Sold Price

\$885,000

Sold Date

18-Sep-25

Distance

1.77km



6 NOTTINGHAM AVENUE
SOMERVILLE 3912

3 2 2

Land Size - 927 sqm

Sold Price

\$890,000

Sold Date

13-Aug-25

Distance

0.63km



25 BRUCE DRIVE
SOMERVILLE 3912

3 2 4

Land Size - 651 sqm

Sold Price

Sold Date

19-Aug-25

Distance

1.01km



6 SINCLAIR STREET
SOMERVILLE 3912

3 2 2

Land Size - 815 sqm

Sold Price

\$925,000

Sold Date

07-Oct-25

Distance

1km