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 22 Seacombe Grove, Somerville, Vic 3912	
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Indicative selling price

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

range between \$750,000 & \$825,000

Median sale price

Median price		\$930,000	Property typ	e House		Suburb	Somerville
Period - From	01/08/2025	to	31/10/2025	Source	Prop	Track	

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 six 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
21 Norfolk Pine Circuit, Somerville, VIC 3912	\$765,000	22/09/2025
10 Norfolk Pine Cct, Somerville, VIC 3912	\$750,000	23/07/2025
2/27 Pembroke Drive, Somerville, VIC 3912	\$810,000	11/06/2025

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 six months.

This Statement of Information was prepared on:	11/11/2025

