

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

25 ROBERT STREET, SOMERVILLE, VIC 3912

Land size 786 sqm

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

\$970,000

&

\$1,050,000

Median Price

\$890,000

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable Property Sales

Below are 5 properties sold within 2km in the past 5 months, that the agent considers to be most comparable.



**7 TREEHAVEN PLACE
SOMERVILLE 3912**

 4  2  2

Land size 627 sqm

Sold Price

\$950,000

Sold Date

30-Jul-26

Distance

1.86km



**6 BRUCE DRIVE
SOMERVILLE 3912**

 3  2  2

Land size 792 sqm

Sold Price

\$970,000

Sold Date

14-Mar-26

Distance

0.57km



**10 MELROSE TERRACE
SOMERVILLE VIC 3912**

 5  3  4

Land size 824 sqm

Sold Price

\$960,000

Sold Date

02-Mar-26

Distance

0.71km



**28 GRAF ROAD
SOMERVILLE 3912**

 3  2  2

Land size 667 sqm

Sold Price

\$985,000

Sold Date

16-May-26

Distance

1.07km



**2 GARDENIA COURT
SOMERVILLE 3912**

 4  2  2

Land size 929 sqm

Sold Price

\$1,070,000

Sold Date

30-Apr-26

Distance

1.34km

consumer.vic.gov.au

This statement was prepared in Aug 2026

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