

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

3 KOALA COURT 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

House

Suburb

Somerville

Period-from

01 Aug 2024

to

31 Jul 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

23 ONE CHAIN ROAD SOMERVILLE VIC 3912	\$880,500	03-Apr-25
4 SOMERVILLE CRESCENT SOMERVILLE VIC 3912	\$916,500	07-Jun-25
14 CLARINDA STREET SOMERVILLE VIC 3912	\$900,000	15-May-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: 27 August 2025

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23 ONE CHAIN ROAD SOMERVILLE VIC 3912 Sold Price **\$880,500** Sold Date **03-Apr-25**

3 2 2

Distance **0.45km**



4 SOMERVILLE CRESCENT SOMERVILLE VIC 3912 Sold Price ^{RS} **\$916,500** Sold Date **07-Jun-25**

3 2 1

Distance **0.53km**



14 CLARINDA STREET SOMERVILLE VIC 3912 Sold Price **\$900,000** Sold Date **15-May-25**

3 2 1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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