

# 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

4/1181 Frankston-flinders Road, Somerville, Vic 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$540,000

&

\$590,000

### Median sale price

Median price

\$605,000

Property type

Unit

Suburb

Somerville

Period - From

01/04/2025

to

30/06/2025

Source



PropTrack

### 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
16/29-31 Eramosa Road East, Somerville, VIC 3912	\$550,000	05/05/2025
7/5 Alfred Street, Somerville, VIC 3912	\$561,550	08/05/2025
4/10 Raymond Street, Somerville, VIC 3912	\$550,000	03/04/2025

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: 03/07/2025