

## 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

**50 CHESTERFIELD ROAD, SOMERVILLE 3912**

Land size  
1407 sqm

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**\$1,390,000**

&

**\$1,490,000**

Median Price

**\$820,500**

Period-from

**01 May 2024**

to

**30 Apr 2025**

Source

Corelogic

### Comparable property sales

These are the 5 properties sold within 3 kilometers of the property for sale in the last 12 months that the estate agent or considers to be most comparable to the property for sale.



**8 ELIZA PLACE  
SOMERVILLE 3912**

4 2 2

Sold Price

**\$1,350,000**

Sold Date

**17-Jan-25**

Distance

**2.6km**

Land size approx. 1323 sqm



**11 ELIZA PLACE  
SOMERVILLE 3912**

3 2 2

Sold Price

**\$1,375,000**

Sold Date

**20-Aug-24**

Distance

**2.63km**

Land size approx. 1345 sqm



**23 BETTINA STREET  
TYABB 3913**

4 2 4

Sold Price

**\$1,411,000**

Sold Date

**09-Apr-25**

Distance

**1.91km**

Land size approx. 1205 sqm



**10 BEACONSFIELD COURT  
SOMERVILLE 3912**

3 2 2

Sold Price

**\$1,500,000**

Sold Date

**16-Oct-24**

Distance

**2.13km**

Land size approx. 746 sqm



**11 CALLUM AVENUE  
SOMERVILLE 3912**

4 2 2

Sold Price

**\$1,550,000**

Sold Date

**05-Jun-24**

Distance

**1.69km**

Land size approx. 993 sqm