

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

59 GUELPH STREET, SOMERVILLE 3912
Land size approx.320 sqm

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

\$740,000

&

\$790,000

Median Price

\$825,000

Period-from

1 Oct 2024

to

30 Sep 2025

Source

Corelogic

Comparable property sales

These are the 3 properties sold within 2 km in the last 5 months that the agent considers to be most comparable.



**21 NORFOLK PINE CIRCUIT
SOMERVILLE 3912**

3 2 2

Land size approx. 332 sqm

Sold Price

\$765,000

Sold Date

22-Sep-25

Distance

1.68km



**8 WOODSIDE CLOSE
SOMERVILLE 3912**

3 2 2

Land size approx. 412 sqm

Sold Price

\$785,000

Sold Date

11-Jun-25

Distance

0.23km



**31 BRUCE DRIVE
SOMERVILLE 3912**

3 2 2

Land size approx. 449 sqm

Sold Price

\$806,000

Sold Date

25-Sep-25

Distance

1.2km