

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

6/27 ERAMOSA ROAD EAST 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Somerville

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3/27 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$625,000	17-Jan-25
9/24 BRUCE DRIVE SOMERVILLE VIC 3912	\$673,000	20-Feb-25
2/26A AUSTIN ROAD SOMERVILLE VIC 3912	\$660,000	15-Jan-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: 11 July 2025



**3/27 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

 3  1  2

Sold Price **\$625,000** Sold Date **17-Jan-25**

Distance **0km**



**9/24 BRUCE DRIVE SOMERVILLE
VIC 3912**

 3  1  2

Sold Price **\$673,000** Sold Date **20-Feb-25**

Distance **0.8km**



**2/26A AUSTIN ROAD SOMERVILLE
VIC 3912**

 3  2  2

Sold Price **\$660,000** Sold Date **15-Jan-25**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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