

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

6 CINDY COURT, SOMERVILLE 3912

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

\$1,070,000

&

\$1,170,000

Median Price

\$880,250

Period-from

01 Jun 2025

to

31 May 2026

Source

Corelogic

Comparable Property Sales

Below are 4 properties sold within 2.5 kms in the past 5 months, that the agent considers to be most comparable.



4 LYN COURT
SOMERVILLE 3912

4 3 2

Land Size 854 sqm

Sold Price

\$1,100,000

Sold Date

19-Feb-26

Distance

1.92km



9 BLACKWOOD RISE
SOMERVILLE 3912

4 2 2

Land Size 1124 sqm

Sold Price

\$1,110,000^{UN}

Sold Date

25-May-26

Distance

2.34km



3 PALAGIA COURT
SOMERVILLE 3912

4 2 2

Land Size 915sqm

Sold Price

\$1,140,000

Sold Date

30-Mar-26

Distance

2.43km



3 BLACK WATTLE PLACE
SOMERVILLE 3912

4 2 2

Land Size 683sqm

Sold Price

\$1,250,000

Sold Date

09-Feb-26

Distance

0.41km