

## 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 SINCLAIR STREET, SOMERVILLE 3912** Land size approx. 815 sqm

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

**\$870,000**

**&**

**\$950,000**

Median Price

**\$823,750**

Period-from

**31 Sep 2024**

to

**31 Aug 2025**

Source

**Corelogic**

### Comparable property sales

These are the 6 properties sold within 2 kilometers of the property for sale in the last 8 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**23 ONE CHAIN ROAD  
SOMERVILLE 3912**

3 2 2

Land size approx. 592sqm

Sold Price

**\$880,500**

Sold Date

**03-Apr-25**

Distance

**0.76km**



**15 SULLIVAN DRIVE  
SOMERVILLE 3912**

3 2 2

Land size approx. 652 sqm

Sold Price

**\$885,000**

Sold Date

**26-Feb-21**

Distance

**1.02km**



**25 BRUCE DRIVE  
SOMERVILLE 3912**

4 2 4

Land size approx. 651 sqm

Sold Price

**\$890,000**

Sold Date

**19-Aug-25**

Distance

**0.19km**



**14 CLARINDA STREET  
SOMERVILLE 3912**

3 2 1

Land size approx. 844 sqm

Sold Price

**\$900,000**

Sold Date

**15-May-25**

Distance

**0.36km**



**4 SOMERVILLE CRESCENT  
SOMERVILLE 3912**

3 2 1

Land size approx. 908 sqm

Sold Price

**\$916,500**

Sold Date

**07-Jun-25**

Distance

**1.37km**



**3 KOALA COURT  
SOMERVILLE 3912**

3 2 2

Land size approx. 713 sqm

Sold Price

**\$955,000**

Sold Date

**12-Sep-25**

Distance

**1.16km**