

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

76A CLARENDON DRIVE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

House

Suburb

Somerville

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

| | | |
|--|-----------|-----------|
| 4/32 CLARENDON DRIVE SOMERVILLE VIC 3912 | \$605,000 | 06-May-25 |
| 6/2 GEORGE STREET SOMERVILLE VIC 3912 | \$605,000 | 01-Aug-25 |
| 3/4-14 CLARINDA STREET SOMERVILLE VIC 3912 | \$605,000 | 20-May-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.~~

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**4/32 CLARENDON DRIVE
SOMERVILLE VIC 3912**

2 1 1

Sold Price

^{RS} **\$605,000** Sold Date **06-May-25**

Distance **0.42km**



**6/2 GEORGE STREET SOMERVILLE
VIC 3912**

2 1 1

Sold Price

Sold Date **01-Aug-25**

Distance **1.36km**



**3/4-14 CLARINDA STREET
SOMERVILLE VIC 3912**

2 1 1

Sold Price

^{RS} **\$605,000** Sold Date **20-May-25**

Distance **1.62km**



**1/25 STATION STREET
SOMERVILLE VIC 3912**

2 1 1

Sold Price

^{RS} **\$638,500** Sold Date **07-Jun-25**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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