

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

94 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,750

Property type

House

Suburb

Somerville

Period-from

01 Oct 2024

to

30 Sep 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

2 BANBURY COURT SOMERVILLE VIC 3912	\$755,000	21-Jun-25
4 VANESSA COURT SOMERVILLE VIC 3912	\$722,750	18-Jul-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: 01 October 2025



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**2 BANBURY COURT SOMERVILLE
VIC 3912**

3 1 2

Sold Price

\$755,000

Sold Date

21-Jun-25

Distance

1.79km



**4 VANESSA COURT SOMERVILLE
VIC 3912**

3 1 2

Sold Price

\$722,750

Sold Date

18-Jul-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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