

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

1/25 STATION STREET 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

\$638,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Somerville

Period-from

01 May 2024

to

30 Apr 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

2A WORWONG AVENUE SOMERVILLE VIC 3912	\$637,000	03-Apr-25
4/32 CLARENDON DRIVE SOMERVILLE VIC 3912	\$605,000	06-May-25
3/4-14 CLARINDA STREET SOMERVILLE VIC 3912	\$605,000	27-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.~~

This Statement of Information was prepared on: 28 May 2025



Janet McNeill

P 59771737

M 0419503327

E janet@mcneillrealestate.com.au



**2A WORWONG AVENUE
SOMERVILLE VIC 3912**

3 1 1

Sold Price ^{RS} **\$637,000** Sold Date **03-Apr-25**

Distance **0.47km**



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

2 1 1

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

Distance **1.77km**



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

2 1 -

Sold Price **\$605,000** Sold Date **03-Nov-11**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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