

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

3/20 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Somerville

Period-from

01 Dec 2024

to

30 Nov 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

1037B FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$710,000	27-Mar-25
4 KATHS WAY SOMERVILLE VIC 3912	\$720,000	17-Oct-25
12/20 AUSTIN ROAD SOMERVILLE VIC 3912	\$720,000	19-Nov-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: 04 December 2025



**1037B FRANKSTON-FLINDERS
ROAD SOMERVILLE VIC 3912**

 3  2  2

Sold Price **\$710,000** Sold Date **27-Mar-25**

Distance **0.31km**



**4 KATHS WAY SOMERVILLE VIC
3912**

 3  2  2

Sold Price ^{RS} **\$720,000** Sold Date **17-Oct-25**

Distance **0.3km**



**12/20 AUSTIN ROAD SOMERVILLE
VIC 3912**

 3  2  2

Sold Price Sold Date **19-Nov-25**

Distance **1.41km**

RS = Recent sale **UN** = Undisclosed Sale

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