



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

19/42 Eramosa Road East, Somerville 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 \$485,000 & \$530,000

Median sale price

Median price \$545,000 Property type Unit Suburb Somerville

Period - From Jan 2025 to June 2025 Source Realestate.com.au

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 six 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
3/6 Raymond Street, Somerville	\$500,000	Jan 2025
3/82 Eramosa Road East, Somerville	\$515,000	March 2025
5/8 Raymond Street, Somerville	\$515,000	June 2025

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 six months.~~

This Statement of Information was prepared on: 16/06/2025