



## 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

**4 BENJAMIN COURT**

Suburb & post  
code

**SOMERVILLE VICTORIA 3912**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

**\$860,000**

**\$920,000**

**Median sale price \$790,000 realestate.com.au MAY 2025-OCTOBER 2025**

### Comparable property sales (\*Delete A or B below as applicable)

**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:

**18/11/2025**