



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 **UNIT 3 – 10 RAYMOND 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 * or range between &

Median sale price

Median price Property type Suburb
Period - From to Source

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
Unit 1 – 82 Eramosa Road East, Somerville	\$595,000	OCT 2025
Unit 20 – 42 Eramosa Road East, Somerville	\$530,000	SEPT 2025
Unit 4 – 1181 Frankston Flinders Road, Somerville	\$560,000	JULY 2025

This Statement of Information was prepared on: