



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

**69 CLARENDON DRIVE**

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

**Median sale price \$800,000 Real Estate.com.au March 2025-February 2026**

**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
<b>5 Montrose Avenue Somerville</b>	<b>\$822,500</b>	<b>November 2025</b>
<b>34 Wiltshire Drive, Somerville</b>	<b>\$800,000</b>	<b>December 2025</b>
<b>7 Tanya Court Somerville</b>	<b>\$785,000</b>	<b>December 2025</b>

This Statement of Information was prepared on: