

## 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

62 TASMAN ROAD SOMERS VIC 3927

### 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

\$1,090,000

&

\$1,199,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,415,000

Property type

House

Suburb

Somers

Period-from

01 Apr 2025

to

31 Mar 2026

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

3 OXLEY COURT SOMERS VIC 3927	\$1,130,000	08-Nov-24
24 SEABREEZE STREET BALNARRING VIC 3926	\$1,150,000	24-Jan-26
72 KENNEDY ROAD SOMERS VIC 3927	\$1,200,000	18-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: 16 April 2026



**3 OXLEY COURT SOMERS VIC 3927** Sold Price **\$1,130,000** Sold Date **08-Nov-24**

4 2 3

Distance **0.46km**



**24 SEABREEZE STREET  
BALNARRING VIC 3926** Sold Price **\$1,150,000** Sold Date **24-Jan-26**

3 2 3

Distance **4.99km**



**72 KENNEDY ROAD SOMERS VIC  
3927** Sold Price **\$1,200,000** Sold Date **18-Nov-25**

3 1 2

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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