

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

4/19 GUELPH 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Somerville

Period-from

01 Mar 2025

to

28 Feb 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

3/20 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$715,000	08-Dec-25
1037B FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$710,000	27-Mar-25
38A ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$660,000	06-Dec-24

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: 21 March 2026

**3/20 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

3 2 2

Sold Price **\$715,000** Sold Date **08-Dec-25**Distance **0.08km****1037B FRANKSTON-FLINDERS
ROAD SOMERVILLE VIC 3912**

3 2 2

Sold Price **\$710,000** Sold Date **27-Mar-25**Distance **0.32km****38A ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

3 2 2

Sold Price **\$660,000** Sold Date **06-Dec-24**Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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