

## 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

7 SCOTT GROVE SOMERVILLE VIC 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

\$830,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Somerville

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 BRIAR CLOSE SOMERVILLE VIC 3912	\$870,000	16-Sep-25
20 GRANT ROAD SOMERVILLE VIC 3912	\$911,000	10-Mar-26
304 JONES ROAD SOMERVILLE VIC 3912	\$900,000	23-Feb-26

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: 29 April 2026



**3 BRIAR CLOSE SOMERVILLE VIC 3912**

Sold Price

**\$870,000**

Sold Date

**16-Sep-25**

 4  2  2

Distance

**0.44km**



**20 GRANT ROAD SOMERVILLE VIC 3912**

Sold Price

**\$911,000**

Sold Date

**10-Mar-26**

 3  2  1

Distance

**0.09km**



**304 JONES ROAD SOMERVILLE VIC 3912**

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**23-Feb-26**

 4  1  1

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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