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	6/27 ERAMOSA ROAD EAST 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$618,500	Property type	Unit	Suburb	Somerville
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
3/27 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	$625,000	17-Jan-25
9/24 BRUCE DRIVE SOMERVILLE VIC 3912	$673,000	20-Feb-25
2/26A AUSTIN ROAD SOMERVILLE VIC 3912	$660,000	15-Jan-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: 11 July 2025

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3/27 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

3 1 2

Sold Price **$625,000** Sold Date **17-Jan-25**

Distance **0km**



9/24 BRUCE DRIVE SOMERVILLE VIC 3912

3 1 2

Sold Price **$673,000** Sold Date **20-Feb-25**

Distance **0.8km**



2/26A AUSTIN ROAD SOMERVILLE VIC 3912

3 2 2

Sold Price **$660,000** Sold Date **15-Jan-25**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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