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	9/28 RUBY JOY DRIVE 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	$565,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Somerville
Period-from	01 Nov 2024	to	31 Oct 2025	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
6/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	$605,000	18-Jul-25
6/2 GEORGE STREET SOMERVILLE VIC 3912	$605,000	01-Aug-25
2/1145 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	$595,000	14-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: 22 November 2025

OBrien Real Estate

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6/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

2 1 1

Sold Price **$605,000** Sold Date **18-Jul-25**

Distance **0.04km**



6/2 GEORGE STREET SOMERVILLE VIC 3912

2 1 1

Sold Price RS **$605,000** Sold Date **01-Aug-25**

Distance **0.9km**



2/1145 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

2 1 1

Sold Price RS **$595,000** Sold Date **14-Nov-25**

Distance **0.37km**

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

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