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<br>Including suburb and postcode | 30 MELROSE TERRACE 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 | $1,200,000 | & | $1,320,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $833,075 | Property type | House | 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 NOAH WAY SOMERVILLE VIC 3912 | $1,220,000 | 20-Aug-25 |
| 37 MELROSE TERRACE SOMERVILLE VIC 3912 | $1,375,000 | 15-Sep-25 |
| 10 ALAN GEORGE TERRACE SOMERVILLE VIC 3912 | $1,400,000 | 12-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: 27 November 2025

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**6 NOAH WAY SOMERVILLE VIC 3912**

3 2 2

Sold Price RS $1,220,000 Sold Date 20-Aug-25

Distance 0.12km



**37 MELROSE TERRACE SOMERVILLE VIC 3912**

4 2 2

Sold Price RS $1,375,000 Sold Date 15-Sep-25

Distance 0.15km



**10 ALAN GEORGE TERRACE SOMERVILLE VIC 3912**

4 2 2

Sold Price RS $1,400,000 Sold Date 12-Nov-25

Distance 0.34km

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

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