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	2/82 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$608,500	Property type	Unit	Suburb	Somerville
Period-from	01 Feb 2025	to	31 Jan 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
1/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	$594,999	28-Oct-25
3/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	$515,000	03-Mar-25
2/65 GUELPH STREET SOMERVILLE VIC 3912	$500,000	13-Sep-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: 28 February 2026

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1/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

2 1 2

Sold Price **$594,999** Sold Date **28-Oct-25**

Distance **0km**



3/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

2 1 1

Sold Price **$515,000** Sold Date **03-Mar-25**

Distance **0km**



2/65 GUELPH STREET SOMERVILLE VIC 3912

2 1 1

Sold Price **$500,000** Sold Date **13-Sep-24**

Distance **0.17km**



7/5 ALFRED STREET SOMERVILLE VIC 3912

2 1 1

Sold Price **$561,550** Sold Date **08-May-25**

Distance **0.25km**

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

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