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	304 JONES ROAD 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	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
25 CLARENDON DRIVE SOMERVILLE VIC 3912	$880,000	23-Jan-26
15 SULLIVAN DRIVE SOMERVILLE VIC 3912	$885,000	18-Sep-25
6 SINCLAIR STREET SOMERVILLE VIC 3912	$925,000	07-Oct-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.~~

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25 CLARENDON DRIVE SOMERVILLE VIC 3912

3 2 1

Sold Price RS $880,000 Sold Date 23-Jan-26

Distance 1.34km



15 SULLIVAN DRIVE SOMERVILLE VIC 3912

3 2 2

Sold Price $885,000 Sold Date 18-Sep-25

Distance 0.96km



6 SINCLAIR STREET SOMERVILLE VIC 3912

3 2 2

Sold Price $925,000 Sold Date 07-Oct-25

Distance 0.07km

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

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