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	3/21 RAYMOND STREET 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$605,000	Property type	Unit	Suburb	Somerville
Period-from	01 Mar 2025	to	28 Feb 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
6/21 RAYMOND STREET SOMERVILLE VIC 3912	$648,000	11-Mar-26
38A ERAMOSA ROAD EAST SOMERVILLE VIC 3912	$660,000	06-Dec-24
6A CONWAY COURT SOMERVILLE VIC 3912	$670,000	07-Oct-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: 23 March 2026

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6/21 RAYMOND STREET SOMERVILLE VIC 3912

3 2 2

Sold Price RS **$648,000** Sold Date **11-Mar-26**

Distance **0km**



38A ERAMOSA ROAD EAST SOMERVILLE VIC 3912

3 2 2

Sold Price **$660,000** Sold Date **06-Dec-24**

Distance **0.66km**



6A CONWAY COURT SOMERVILLE VIC 3912

3 2 2

Sold Price **$670,000** Sold Date **07-Oct-24**

Distance **0.86km**

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

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