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 Beverley Hill Road, Somers Vic 3927

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,575,000 Property Type House Suburb Somers

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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	3 Beach Hill Av SOMERS 3927	$1,150,000	13/11/2025
2			
3			

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 six months.

This Statement of Information was prepared on: 16/01/2026 10:06

3 Beverley Hill Road, Somers Vic 3927



Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2025: $1,575,000

Comparable Properties

3 Beach Hill Av SOMERS 3927 (VG)

3 - -

Price: $1,150,000
Method: Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

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 six months.

Account - Marshall White | P: 03 9822 9999

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