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	34 WILTSHIRE DRIVE 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	$775,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$825,000	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
19 NOTTINGHAM AVENUE SOMERVILLE VIC 3912	$790,000	10-Jun-25
18 NOTTINGHAM AVENUE SOMERVILLE VIC 3912	$810,000	26-Jul-25
10 ROSLYN STREET SOMERVILLE VIC 3912	$785,000	21-Jul-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: 06 November 2025

OBrien Real Estate

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19 NOTTINGHAM AVENUE SOMERVILLE VIC 3912

3 1 2

Sold Price **$790,000** Sold Date **10-Jun-25**

Distance **0.43km**



18 NOTTINGHAM AVENUE SOMERVILLE VIC 3912

3 1 1

Sold Price **$810,000** Sold Date **26-Jul-25**

Distance **0.48km**



10 ROSLYN STREET SOMERVILLE VIC 3912

3 1 2

Sold Price RS **$785,000** Sold Date **21-Jul-25**

Distance **1.64km**

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

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