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	194 Jones Road, Somerville VIC 3912

Indicative selling price

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

Range between $1,550,000 & $1,700,000

Median sale price

Median price $833,075 Property Type House Suburb Somerville

Period - From 14/05/2025 to 12/11/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Kumala Drive Somerville VIC 3912	$1,580,000	01/06/2025
186 Jones Road, Somerville VIC 3912	$1,615,000	12/10/2025
6 Austin Road, Somerville VIC 3912	$1,600,000	30/09/2025

This Statement of Information was prepared on: 14/11/2025