

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

2/9 SOMERSET ROAD GLEN IRIS VIC 3146

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

\$1,390,000

&

\$1,529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Apr 2025

to

31 Mar 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

2/21 HARTWELL HILL ROAD CAMBERWELL VIC 3124	\$1,512,000	14-Feb-26
2/12 DUKE STREET ASHBURTON VIC 3147	\$1,475,000	16-Feb-26
1/51 VICTORY BOULEVARD ASHBURTON VIC 3147	\$1,428,000	27-Feb-26

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: 19 April 2026

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**2/21 HARTWELL HILL ROAD
CAMBERWELL VIC 3124**

4 2 2

Sold Price ^{RS} **\$1,512,000** Sold Date **14-Feb-26**

Distance **0.59km**



**2/12 DUKE STREET ASHBURTON
VIC 3147**

3 2 2

Sold Price **\$1,475,000** Sold Date **16-Feb-26**

Distance **1.38km**



**1/51 VICTORY BOULEVARD
ASHBURTON VIC 3147**

4 3 2

Sold Price ^{RS} **\$1,428,000** ^{UN} Sold Date **27-Feb-26**

Distance **2.25km**

RS = Recent sale

UN = Undisclosed Sale

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