

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

4/73 GUELPH 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

\$595,000

&

\$656,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Somerville

Period-from

01 Jun 2025

to

31 May 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

1/82 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$594,999	28-Oct-25
2/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$539,000	28-Oct-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: 09 June 2026



1/82 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912

2 1 2

Sold Price **\$594,999** Sold Date **28-Oct-25**

Distance **0.1km**



2/42 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912

2 1 1

Sold Price **\$539,000** Sold Date **28-Oct-25**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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