

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/70 SOMERVILLE STREET FLORA HILL VIC 3550

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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Flora Hill

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

78 STERNBERG STREET KENNINGTON VIC 3550	\$520,000	25-Sep-25
2/36 PATERSON STREET QUARRY HILL VIC 3550	\$515,000	19-Sep-25
2/20 MAHON AVENUE KENNINGTON VIC 3550	\$530,000	19-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 July 2026


**78 STERNBERG STREET
KENNINGTON VIC 3550**
 3  1  1

Sold Price

\$520,000

Sold Date

25-Sep-25

Distance

1.12km

**2/36 PATERSON STREET QUARRY
HILL VIC 3550**
 3  1  1

Sold Price

\$515,000

Sold Date

19-Sep-25

Distance

1.29km

**2/20 MAHON AVENUE
KENNINGTON VIC 3550**
 3  2  1

Sold Price

\$530,000

Sold Date

19-Mar-25

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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