

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address  
Including suburb and  
postcode

**254 JONES ROAD SOMERVILLE VIC 3912**

Indicative selling price For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

**\$670,000**

&

**\$720,000**

Median sale price

Median Price

**\$767,000**

Property type

House

Suburb

Somerville

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales

These are the 4 properties sold within 2 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.



**6 WORWONG AVENUE  
SOMERVILLE VIC 3912**

3 2

Land size 736sqm (approx)

Sold Price

**\$691,000**

Sold Date

**17-Feb-24**

Distance

**0.18km**



**26 MONTROSE AVENUE  
SOMERVILLE VIC 3912**

3 1 5

Land size 625sqm (approx)

Sold Price

**\$705,000**

Sold Date

**03-Jan-24**

Distance

**0.22km**



**11 MAJESTIC DRIVE  
SOMERVILLE VIC 3912**

3 2 2

Land size 656sqm (approx)

Sold Price

**\$710,000**

Sold Date

**04-Dec-23**

Distance

**1.04km**



**5 JORDAN STREET SO  
MERVILLE VIC 3912**

3 2 2

Land size 661sqm (approx)

Sold Price

**\$730,000**

Sold Date

**27-Nov-23**

Distance

**1.27km**