

# 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

1/1 Scott Grove, Somerville Vic 3912

### Indicative selling price

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

Range between \$735,000 & \$795,000

### Median sale price

Median price \$971,000 Property Type House Suburb Somerville

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Heyington Ct SOMERVILLE 3912	\$740,000	06/04/2026
2	4/296 Jones Rd SOMERVILLE 3912	\$750,000	03/04/2026
3	10a Somerville Cr SOMERVILLE 3912	\$771,000	02/02/2026

**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 six months.~~

This Statement of Information was prepared on:

05/06/2026 10:56

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**Indicative Selling Price**

\$735,000 - \$795,000

**Median House Price**

March quarter 2026: \$971,000



**Property Type:**

Agent Comments

## Comparable Properties

**2 Heyington Ct SOMERVILLE 3912 (REI/VG)**

Agent Comments



**Price:** \$740,000

**Method:** Private Sale

**Date:** 06/04/2026

**Property Type:** House (Res)

**Land Size:** 567 sqm approx



**4/296 Jones Rd SOMERVILLE 3912 (VG)**

Agent Comments



**Price:** \$750,000

**Method:** Sale

**Date:** 03/04/2026

**Property Type:** Flat/Unit/Apartment (Res)



**10a Somerville Cr SOMERVILLE 3912 (REI/VG)**

Agent Comments



**Price:** \$771,000

**Method:** Private Sale

**Date:** 02/02/2026

**Property Type:** House (Res)

**Land Size:** 415 sqm approx

**Account - McGrath Langwarrin** | P: 03 9775 7500 | F: 03 9775 7009



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