

## 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

10/131 SOMERVILLE ROAD YARRAVILLE VIC 3013

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$435,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Yarraville

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

1/20 BAYVIEW ROAD SEDDON VIC 3011	\$451,500	14-May-26
2/21 BISHOP STREET KINGSVILLE VIC 3012	\$455,000	31-Jan-26
8/69 KINGSVILLE STREET KINGSVILLE VIC 3012	\$460,000	20-Mar-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: 11 June 2026



1/20 BAYVIEW ROAD SEDDON VIC 3011 Sold Price

<sup>RS</sup> \$451,500 Sold Date 14-May-26

 2  1  1

Distance 0.66km



2/21 BISHOP STREET KINGSVILLE VIC 3012 Sold Price

\$455,000 Sold Date 31-Jan-26

 2  1  1

Distance 0.86km



8/69 KINGSVILLE STREET KINGSVILLE VIC 3012 Sold Price

\$460,000 Sold Date 20-Mar-26

 2  1  1

Distance 0.57km

RS = Recent sale

UN = Undisclosed Sale

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