

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 or
locality and postcode

1/22 Somerville Street, Flora Hill Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$335,000

&

\$355,000

Median sale price

Median price \$420,000

Property Type Unit

Suburb Flora Hill

Period - From 01/04/2024

to 31/03/2025

Source REIV

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
1	4/17 Albion St KENNINGTON 3550	\$350,000	15/04/2025
2	1/20 Keck St FLORA HILL 3550	\$345,000	29/10/2024
3	3/110 Neale St FLORA HILL 3550	\$340,000	21/10/2024

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:

09/05/2025 11:29



2 1 1

Rooms: 3

Property Type: House

Land Size: 180 sqm approx

Agent Comments

Indicative Selling Price

\$335,000 - \$355,000

Median Unit Price

Year ending March 2025: \$420,000

Comparable Properties



4/17 Albion St KENNINGTON 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$350,000

Method: Private Sale

Date: 15/04/2025

Property Type: Unit



1/20 Keck St FLORA HILL 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$345,000

Method: Private Sale

Date: 29/10/2024

Property Type: House

Land Size: 323 sqm approx

3/110 Neale St FLORA HILL 3550 (VG)

Agent Comments

2 - -

Price: \$340,000

Method: Sale

Date: 21/10/2024

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Step Up Property