

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

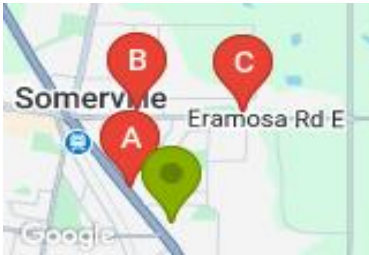
10/28 RUBY JOY DRIVE, SOMERVILLE, VIC  3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$660,000 to \$700,000**

Provided by: Brooke Wegener , Ray White Frankston

MEDIAN SALE PRICE



SOMERVILLE, VIC, 3912

Suburb Median Sale Price (Unit)

\$645,000

01 August 2025 to 31 October 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



1/1147 FRANKSTON FLINDERS RD,

 3  1  2

Sale Price

\$658,000

Sale Date: 06/08/2025

Distance from Property: 370m



11/42 ERAMOSA RD, SOMERVILLE, VIC 3912

 3  2  1

Sale Price

\$670,000

Sale Date: 06/10/2025

Distance from Property: 845m



1/4 TODD GR, SOMERVILLE, VIC 3912

 3  1  2

Sale Price

\$710,000

Sale Date: 20/08/2025

Distance from Property: 923m

This report has been compiled on 10/12/2025 by Ray White Frankston. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

10/28 RUBY JOY DRIVE, SOMERVILLE, VIC 3912

Indicative selling price

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

Price Range:

\$660,000 to \$700,000

Median sale price

Median price

\$645,000

Property type

House

Suburb

SOMERVILLE

Period

01 August 2025 to 31 October 2025

Source

 pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/1147 FRANKSTON FLINDERS RD, SOMERVILLE, VIC 3912	\$658,000	06/08/2025
11/42 ERAMOSA RD, SOMERVILLE, VIC 3912	\$670,000	06/10/2025
1/4 TODD GR, SOMERVILLE, VIC 3912	\$710,000	20/08/2025

This Statement of Information was prepared on:

10/12/2025