

## 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

12 BEACONSFIELD COURT SOMERVILLE VIC 3912

### 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

\$950,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,000

Property type

House

Suburb

Somerville

Period-from

01 Aug 2024

to

31 Jul 2025

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 12 CHESTERFIELD ROAD SOMERVILLE VIC 3912 | \$956,000   | 24-Jul-25 |
| 9 BAYVISTA RISE SOMERVILLE VIC 3912      | \$1,000,000 | 06-May-25 |
| 6 PETALNINA CLOSE SOMERVILLE VIC 3912    | \$971,000   | 20-Mar-25 |

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: 19 August 2025



## 12 CHESTERFIELD ROAD SOMERVILLE VIC 3912

 4  2  2

Sold Price

<sup>RS</sup>

**\$956,000**

Sold Date

**24-Jul-25**

Distance

**1.76km**



## 9 BAYVISTA RISE SOMERVILLE VIC 3912

 4  2  1

Sold Price

<sup>RS</sup>

**\$1,000,000**

Sold Date

**06-May-25**

Distance

**1.55km**



## 6 PETALNINA CLOSE SOMERVILLE VIC 3912

 4  2  2

Sold Price

**\$971,000**

Sold Date

**20-Mar-25**

Distance

**1.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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