

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

34 SOMERSET CRESCENT, MANSFIELD, VIC 3722

Indicative selling price

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

Single price

\$880,000

or range between

&

Median sale price

Median price

\$830,091

Property Type

House

Suburb

MANSFIELD, VIC 3722

Period - From

03/26

to

08/26

Source

Cotality

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
70 CAMBRIDGE DRIVE MANSFIELD VIC 3722	\$850,000	10/07/26
3 SOMERSET CRESCENT MANSFIELD VIC 372	\$750,000	13/03/26
8 MINERVA STREET MANSFIELD VIC 3722	\$710,000	17/03/26

This Statement of Information was prepared on:

9/08/2026