

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

20 FLUME WAY OFFICER VIC 3809

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,500

Property type

Land

Suburb

Officer

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

16 FICUS WAY OFFICER VIC 3809	\$491,500	24-Apr-25
11 MAZZENTI WAY OFFICER VIC 3809	\$483,500	18-Feb-25
11 TWIGGY STREET OFFICER VIC 3809	\$483,500	21-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: 18 July 2025



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16 FICUS WAY OFFICER VIC 3809

Sold Price

\$491,500

Sold Date

24-Apr-25

- - 2

Distance

0.14km



11 MAZZENTI WAY OFFICER VIC 3809

Sold Price

\$483,500

Sold Date

18-Feb-25

5 3 -

Distance

0.19km



11 TWIGGY STREET OFFICER VIC 3809

Sold Price

Sold Date

21-Mar-25

5 3 2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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