

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

5 RURAL ROAD OFFICER SOUTH 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

\$920,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

House

Suburb

Officer South

Period-from

01 Oct 2024

to

30 Sep 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

32 BERRI AVENUE OFFICER SOUTH VIC 3809	\$1,090,000	12-Jun-25
14 KOKODA DRIVE OFFICER SOUTH VIC 3809	\$1,050,000	23-Jun-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: 02 October 2025


**32 BERRI AVENUE OFFICER
SOUTH VIC 3809**

 4
  2
  2

Sold Price **\$1,090,000** Sold Date **12-Jun-25**

Distance **0.19km**


**14 KOKODA DRIVE OFFICER
SOUTH VIC 3809**

 5
  2
  2

Sold Price **\$1,050,000** Sold Date **23-Jun-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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