

## 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

43 MARY STREET OFFICER VIC 3809

### 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

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,000

Property type

Land

Suburb

Officer

Period-from

01 Jun 2025

to

31 May 2026

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

7 HATTER MEWS OFFICER VIC 3809	\$435,000	11-Aug-25
41 MARY STREET OFFICER VIC 3809	\$412,000	24-Apr-26
24 LEMPRIERE ROAD OFFICER VIC 3809	\$490,000	25-Feb-26

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: 03 June 2026


**7 HATTER MEWS OFFICER VIC  
3809**
 - 
  - 
  -

Sold Price

**\$435,000**

Sold Date

**11-Aug-25**

Distance

**0.15km**

**41 MARY STREET OFFICER VIC  
3809**
 - 
  - 
  -

Sold Price

**\$412,000**

Sold Date

**24-Apr-26**

Distance

**0km**

**24 LEMPRIERE ROAD OFFICER VIC  
3809**
 3 
  2 
  2

Sold Price

**\$490,000**

Sold Date

**25-Feb-26**

Distance

**0.65km**

RS = Recent sale

UN = Undisclosed Sale

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