

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

1 WARP 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

\$599,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

4 TIGER WAY OFFICER VIC 3809	\$644,200	22-Jan-26
17 TIGER WAY OFFICER VIC 3809	\$649,000	04-Feb-26
12 TIGER WAY OFFICER VIC 3809	\$640,000	02-Apr-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: 22 June 2026


4 TIGER WAY OFFICER VIC 3809

Sold Price

\$644,200

Sold Date

22-Jan-26
 3
  2
  1

Distance

0km

17 TIGER WAY OFFICER VIC 3809

Sold Price

\$649,000

Sold Date

04-Feb-26
 3
  2
  1

Distance

0km

12 TIGER WAY OFFICER VIC 3809

Sold Price

\$640,000

Sold Date

02-Apr-26
 3
  2
  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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