

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

3 PAPA 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

35 TAGORE WALK OFFICER VIC 3809	\$663,000	09-Feb-26
329 RIX ROAD OFFICER VIC 3809	\$650,000	11-Mar-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: 26 June 2026


35 TAGORE WALK OFFICER VIC 3809

Sold Price

\$663,000

 Sold Date **09-Feb-26**
 2
  2
  2

 Distance **1.63km**

329 RIX ROAD OFFICER VIC 3809

Sold Price

\$650,000

 Sold Date **11-Mar-26**
 -
  -
  -

 Distance **1.67km**
RS = Recent sale

UN = Undisclosed Sale

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