

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

12 ALCOTT 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Other

Suburb

Officer

Period-from

01 Dec 2024

to

30 Nov 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

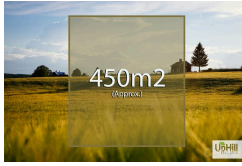
Date of sale

54 DUNCOMBE AVENUE OFFICER VIC 3809	\$450,000	09-Aug-25
5 HARTWORTH CLOSE OFFICER VIC 3809	\$442,000	30-Jul-25
14 JEKYLL LANE OFFICER VIC 3809	\$440,000	19-Jul-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: 03 December 2025


**54 DUNCOMBE AVENUE OFFICER
VIC 3809**

Sold Price

\$450,000

Sold Date **09-Aug-25**
 -  -  2

Distance **2.44km**

**5 HARTWORTH CLOSE OFFICER
VIC 3809**

Sold Price

\$442,000

Sold Date **30-Jul-25**
 3  2  -

Distance **2.51km**

**14 JEKYLL LANE OFFICER VIC
3809**

Sold Price

\$440,000

Sold Date **19-Jul-25**
 4  2  2

Distance **2.39km**
RS = Recent sale

UN = Undisclosed Sale

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