

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

17 KADUNA DRIVE 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,050

Property type

House

Suburb

Officer South

Period-from

01 Jan 2025

to

31 Dec 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

20 LUCY CRESCENT OFFICER VIC 3809	\$830,000	02-Oct-25
4 KOKODA DRIVE OFFICER SOUTH VIC 3809	\$813,000	16-Oct-25
5 CLEMENTS STREET OFFICER SOUTH VIC 3809	\$820,000	29-Sep-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: 09 January 2026


20 LUCY CRESCENT OFFICER VIC 3809

Sold Price

\$830,000

Sold Date

02-Oct-25
 4  2  2

Distance

1.77km

4 KOKODA DRIVE OFFICER SOUTH VIC 3809

Sold Price

\$813,000

Sold Date

16-Oct-25
 4  2  2

Distance

0.66km

5 CLEMENTS STREET OFFICER SOUTH VIC 3809

Sold Price

\$820,000

Sold Date

29-Sep-25
 4  2  2

Distance

0.37km

37 HEYTESBURY DRIVE OFFICER SOUTH VIC 3809

Sold Price

\$800,100

Sold Date

08-Oct-25
 4  2  2

Distance

0.24km
RS = Recent sale

UN = Undisclosed Sale

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