

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

2 CHRISTOPHER ROAD 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Officer

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

4 NATURE AVENUE OFFICER VIC 3809	\$920,000	31-Jul-25
5 RYEBURN STREET OFFICER VIC 3809	\$870,000	17-Nov-25
11 ROSE GARDEN AVENUE OFFICER VIC 3809	\$890,000	07-Jan-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: 20 January 2026

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4 NATURE AVENUE OFFICER VIC 3809

 4  2  2

Sold Price

\$920,000

Sold Date

31-Jul-25

Distance

0.42km



5 RYEBURN STREET OFFICER VIC 3809

 4  2  2

Sold Price

\$870,000

Sold Date

17-Nov-25

Distance

1.99km



11 ROSE GARDEN AVENUE OFFICER VIC 3809

 4  2  2

Sold Price

^{RS} **\$890,000**

Sold Date

07-Jan-26

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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