

## 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

5 ELENA WAY OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2025

to

31 Mar 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

22 DOUBLE DELIGHT DRIVE BEACONSFIELD VIC 3807	\$781,000	17-Feb-26
9 CHERRINGTON AVENUE OFFICER VIC 3809	\$765,000	05-Feb-26
12 ADDISON CLOSE OFFICER VIC 3809	\$760,000	22-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: 13 April 2026

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**22 DOUBLE DELIGHT DRIVE  
BEACONSFIELD VIC 3807**

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Sold Price **\$781,000** Sold Date **17-Feb-26**Distance **0.37km****9 CHERRINGTON AVENUE  
OFFICER VIC 3809**

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Sold Price **\$765,000** Sold Date **05-Feb-26**Distance **0.88km****12 ADDISON CLOSE OFFICER VIC  
3809**

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Sold Price **\$760,000** Sold Date **22-Jan-26**Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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