

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

8 COWDRAY CRESCENT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,250

Property type

House

Suburb

Officer

Period-from

01 May 2025

to

30 Apr 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

6 EARNLEY WAY OFFICER VIC 3809	\$1,195,000	11-Mar-26
20 CHISWICK STREET OFFICER VIC 3809	\$1,145,000	13-Jan-26
10 MARCANNA PLACE BEACONSFIELD VIC 3807	\$1,160,000	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: 13 May 2026

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6 EARNLEY WAY OFFICER VIC 3809

 4  2  2

Sold Price **\$1,195,000** Sold Date **11-Mar-26**

Distance **0.27km**



20 CHISWICK STREET OFFICER VIC 3809

 4  2  2

Sold Price **\$1,145,000** Sold Date **13-Jan-26**

Distance **0.42km**



10 MARCANNA PLACE BEACONSFIELD VIC 3807

 4  2  2

Sold Price **\$1,160,000** Sold Date **11-Mar-26**

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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