

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

4 ROSE GARDEN AVENUE 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

\$820,000

&

\$900,000

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

7 ROSE GARDEN AVENUE OFFICER VIC 3809	\$895,000	27-Mar-26
27 CALLISTEMON STREET OFFICER VIC 3809	\$880,000	04-May-26
22 SHAKESPEARE GROVE OFFICER VIC 3809	\$863,000	10-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: 25 May 2026

Liza Hickey
 P 0481185038
 M 0481185038
 E lhickey@barryplant.com.au



**7 ROSE GARDEN AVENUE
 OFFICER VIC 3809**

 4  2  2

Sold Price **\$895,000** Sold Date **27-Mar-26**

Distance **0.12km**



**27 CALLISTEMON STREET
 OFFICER VIC 3809**

 4  2  2

Sold Price ^{RS} **\$880,000** Sold Date **04-May-26**

Distance **1.16km**



**22 SHAKESPEARE GROVE
 OFFICER VIC 3809**

 4  2  2

Sold Price ^{RS} **\$863,000** Sold Date **10-Mar-26**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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