

## 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

9 NIRVANA AVENUE 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

\$799,000

&

\$870,000

### 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4 IVY LEAF ROAD PAKENHAM VIC 3810     | \$870,000 | 27-Mar-26 |
| 22 SHAKESPEARE GROVE OFFICER VIC 3809 | \$863,000 | 10-Mar-26 |
| 25 BLOSSOM STREET OFFICER VIC 3809    | \$858,000 | 03-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.~~

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**4 IVY LEAF ROAD PAKENHAM VIC 3810**4  2  2 

Sold Price

**\$870,000**Sold Date **27-Mar-26**

Distance

**1.8km****22 SHAKESPEARE GROVE OFFICER VIC 3809**4  2  2 

Sold Price

<sup>RS</sup> **\$863,000**Sold Date **10-Mar-26**

Distance

**1.54km****25 BLOSSOM STREET OFFICER VIC 3809**4  2  2 

Sold Price

**\$858,000**Sold Date **03-Mar-26**

Distance

**0.97km****RS** = Recent sale**UN** = Undisclosed Sale

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