

## 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

12 NEWCASTLE DRIVE 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

\$545,000

&

\$599,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Officer

Period-from

01 Jun 2025

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 13 MANCHESTER BOULEVARD OFFICER VIC 3809 | \$585,000 | 27-Mar-26 |
| 16 GRISHAM DRIVE OFFICER VIC 3809        | \$585,000 | 08-Feb-26 |
| 18 PINOCCHIO LANE OFFICER VIC 3809       | \$570,000 | 20-Feb-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: 10 June 2026



**13 MANCHESTER BOULEVARD  
 OFFICER VIC 3809**

 2  1  1

Sold Price **\$585,000** Sold Date **27-Mar-26**

Distance **0km**



**16 GRISHAM DRIVE OFFICER VIC  
 3809**

 2  1  1

Sold Price

Sold Date **08-Feb-26**

Distance **0.49km**



**18 PINOCCHIO LANE OFFICER VIC  
 3809**

 2  2  2

Sold Price

**\$570,000** Sold Date **20-Feb-26**

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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