

## 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

1 SIMON 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

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

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

4 ROSE GARDEN AVENUE OFFICER VIC 3809	\$918,000	19-Jun-26
7 OBAN ROAD OFFICER SOUTH VIC 3809	\$900,000	04-May-26
7 ROSE GARDEN AVENUE OFFICER VIC 3809	\$895,000	27-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: 26 June 2026

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



**4 ROSE GARDEN AVENUE  
 OFFICER VIC 3809**

 4  2  2

Sold Price <sup>RS</sup> **\$918,000** Sold Date **19-Jun-26**

Distance **1.04km**



**7 OBAN ROAD OFFICER SOUTH  
 VIC 3809**

 4  2  2

Sold Price <sup>RS</sup> **\$900,000** Sold Date **04-May-26**

Distance **1.98km**



**7 ROSE GARDEN AVENUE  
 OFFICER VIC 3809**

 4  2  2

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

Distance **1.02km**

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

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