

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

5 VITA PLACE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Officer

Period-from

01 Aug 2025

to

31 Jul 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

2 CHOW WALK OFFICER VIC 3809	\$720,000	20-Feb-26
6 CHOW WALK OFFICER VIC 3809	\$744,000	30-Mar-26
8 CHOW WALK OFFICER VIC 3809	\$760,000	28-May-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: 07 August 2026



2 CHOW WALK OFFICER VIC 3809 Sold Price **\$720,000** Sold Date **20-Feb-26**

 4  2  2

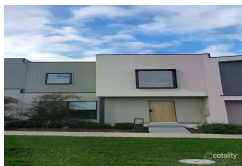
Distance **0.44km**



6 CHOW WALK OFFICER VIC 3809 Sold Price **\$744,000** Sold Date **30-Mar-26**

 4  2  2

Distance **0.44km**



8 CHOW WALK OFFICER VIC 3809 Sold Price **\$760,000** Sold Date **28-May-26**

 4  2  2

Distance **0.45km**

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

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