

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

8 CARNEGIE STREET 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

\$779,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Officer

Period-from

01 Sep 2025

to

31 Aug 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

3 COALPORT RISE OFFICER VIC 3809	\$845,000	22-Jul-26
25 LEXINGTON CRESCENT OFFICER VIC 3809	\$830,000	05-Aug-26
35 DODSON ROAD OFFICER VIC 3809	\$825,000	13-Aug-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: 02 September 2026

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3 COALPORT RISE OFFICER VIC 3809

 4  2  2

Sold Price

^{RS}

\$845,000

Sold Date

22-Jul-26

Distance

1.53km



25 LEXINGTON CRESCENT OFFICER VIC 3809

 4  2  2

Sold Price

^{RS}

\$830,000

Sold Date

05-Aug-26

Distance

0.26km



35 DODSON ROAD OFFICER VIC 3809

 4  2  2

Sold Price

^{RS}

\$825,000

Sold Date

13-Aug-26

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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