

## 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

15 KIAMA STREET OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,500

Property type

House

Suburb

Officer

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

25 MONTALTO DRIVE PAKENHAM VIC 3810

\$920,000

04-Nov-24

1 ALTERA CRESCENT OFFICER VIC 3809

\$890,000

17-Oct-24

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: 18 March 2025

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**25 MONTALTO DRIVE PAKENHAM VIC 3810**

 4
  2
  2

Sold Price **\$920,000** Sold Date **04-Nov-24**  
 Distance **0.44km**



**1 ALTERA CRESCENT OFFICER VIC 3809**

 4
  2
  2

Sold Price **\$890,000** Sold Date **17-Oct-24**  
 Distance **0.48km**

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

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