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 TIGER WAY 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	\$599,000	&	\$645,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$557,325	Property type		Unit		Suburb	Officer
Period-from	01 Jun 2024	to	31 May 2	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
KAOLIN LANE OFFICER VIC 3809	\$615,200	08-Mar-25
3 OFFICEDALE ROAD OFFICER VIC 3809	\$620,000	03-Mar-25
27 FLAXLILLY CRESCENT OFFICER VIC 3809	\$637,000	22-Mar-25

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: 11 June 2025

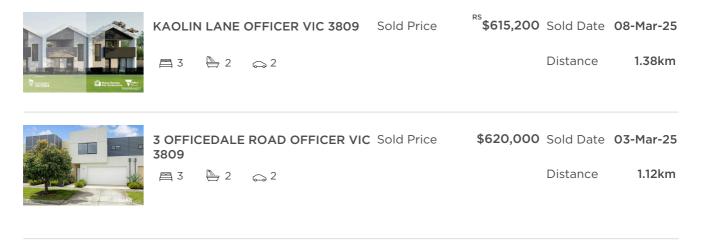


consumer.vic.gov.au



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i i	27 FLA VIC 380	XLILLY 09	CRESCENT OF	FICER Sold Price	e *\$\$637,000 Sold	Date 22-Mar-25
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RS = Recent sale UN = Undisclosed Sale

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