

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

141/114 RIX ROAD 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2024

to

30 Sep 2025

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

4/81 PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$577,500	07-Oct-25
1/15 SYLVIA ROAD BEACONSFIELD VIC 3807	\$617,000	04-Sep-25
7/95 PRINCES HIGHWAY BEACONSFIELD VIC 3807	\$580,000	02-Jun-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: 24 October 2025



4/81 PRINCES HIGHWAY BEACONSFIELD VIC 3807

 2  1  1

Sold Price

^{RS} **\$577,500** Sold Date **07-Oct-25**

Distance **0km**



1/15 SYLVIA ROAD BEACONSFIELD VIC 3807

 2  1  1

Sold Price

\$617,000 Sold Date **04-Sep-25**

Distance **3.18km**



7/95 PRINCES HIGHWAY BEACONSFIELD VIC 3807

 2  1  1

Sold Price

^{RS} **\$580,000** Sold Date **02-Jun-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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