Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	16 STATION STREET OFFICER VIC 3809						
ndicative selling price							
or the meaning of this pric	e see consumer.vi	c.gov.au	ı/underquoting	(*Delete sing	le price	or range	as applicable)
Single Price	\$1,100,000		or range between			&	
ledian sale price							
Delete house or unit as ap	plicable)						
Median Price	\$749,000	Prop	erty type	House		Suburb	Officer
Period-from	01 Oct 2024	to	30 Sep 202	5 s	ource		Cotality
omparable property s	ales (*Delete A	or R h	elow as and	alicable)			
* These are the three estate agent or agen	properties sold with	nin two	kilometres of th	e property fo	r sale i	n the last operty for :	3 months that the
Address of comparable property					Price		Date of sale
11 STATION STREET OFFICER VIC 3809					\$1,125,000		10-Sep-22

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: 09 October 2025





Satyaveer Singh Jodha M 0423620183

E s.jodha@landvictoria.rh.com.au

11 STATION STREET OFFICER VIC Sold Price 3809

rice \$1,125,000 Sold Date 10-Sep-22

Distance

0.1km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied

who in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.