

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

2 ELIZA TERRACE 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2024

to

31 Oct 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

7 ELOISE CIRCUIT OFFICER VIC 3809	\$833,011	09-Jul-25
89 RIX ROAD OFFICER VIC 3809	\$910,000	01-Oct-25
20 BURGESS AVENUE OFFICER VIC 3809	\$975,000	17-Sep-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: 18 November 2025

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7 ELOISE CIRCUIT OFFICER VIC 3809

Sold Price **\$833,011** Sold Date **09-Jul-25**

5 3 2

Distance **0.74km**



89 RIX ROAD OFFICER VIC 3809

Sold Price ^{RS} **\$910,000** Sold Date **01-Oct-25**

5 2 2

Distance **0.73km**



20 BURGESS AVENUE OFFICER VIC 3809

Sold Price **\$975,000** Sold Date **17-Sep-25**

5 3 2

Distance **0.83km**

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

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