

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 EVERTON STREET 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Officer

Period-from

01 Sep 2025

to

31 Aug 2026

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

13 NEWCASTLE DRIVE OFFICER VIC 3809	\$700,000	22-Apr-26
5 TOTTENHAM WAY OFFICER VIC 3809	\$655,000	10-Sep-26

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: 27 September 2026


**13 NEWCASTLE DRIVE OFFICER
VIC 3809**

 3
  2
  2

Sold Price

\$700,000

Sold Date

22-Apr-26

Distance

0km

**5 TOTTENHAM WAY OFFICER VIC
3809**

 3
  2
  2

Sold Price

^{RS} **\$655,000**

Sold Date

10-Sep-26

Distance

0.12km
RS = Recent sale

UN = Undisclosed Sale

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