

## 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

20 CHISWICK STREET OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,140,000

&

\$1,230,000

### 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 14 TODDINGTON AVENUE OFFICER VIC 3809  | \$1,185,000 | 14-Jul-25 |
| 21 BOWOOD STREET OFFICER VIC 3809      | \$1,265,000 | 03-May-25 |
| 15 GOLDSBOROUGH DRIVE OFFICER VIC 3809 | \$1,125,000 | 18-Jul-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: 07 October 2025

# AREASPECIALIST

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## 14 TODDINGTON AVENUE OFFICER VIC 3809

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,185,000**

Sold Date

**14-Jul-25**

Distance

**0.15km**



## 21 BOWOOD STREET OFFICER VIC 3809

 6  3  2

Sold Price

**\$1,265,000**

Sold Date

**03-May-25**

Distance

**0.04km**



## 15 GOLDSBOROUGH DRIVE OFFICER VIC 3809

 4  2  2

Sold Price

**\$1,125,000**

Sold Date

**18-Jul-25**

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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