

## 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 TURNBRIDGE ROAD 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Officer

Period-from

01 Dec 2024

to

30 Nov 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 35 HAMPSHIRE STREET OFFICER VIC 3809 | \$710,000 | 25-Jul-25 |
| 58 VIRIDIAN AVENUE OFFICER VIC 3809  | \$739,000 | 06-Jul-25 |
| 26 TURNBRIDGE ROAD OFFICER VIC 3809  | \$702,000 | 16-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: 11 December 2025

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**35 HAMPSHIRE STREET OFFICER VIC 3809**

 4
  2
  2

Sold Price

**\$710,000**

Sold Date

**25-Jul-25**

Distance

**0.17km**



**58 VIRIDIAN AVENUE OFFICER VIC 3809**

 4
  2
  2

Sold Price

**\$739,000**

Sold Date

**06-Jul-25**

Distance

**0.4km**



**26 TURNBRIDGE ROAD OFFICER VIC 3809**

 3
  2
  1

Sold Price

**\$702,000**

Sold Date

**16-Sep-25**

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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