

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

22 MELVILLE ROAD 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,000

Property type

Unit

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

4 BOLTON GROVE OFFICER VIC 3809	\$540,000	03-Jun-25
3 MANCHESTER BOULEVARD OFFICER VIC 3809	\$550,000	31-Aug-25
155 MARY STREET OFFICER VIC 3809	\$545,000	08-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: 14 November 2025

Jess Ostrom
 P 5941 4444
 M 0427 071 270
 E jess.o@neilsonpartners.com.au



4 BOLTON GROVE OFFICER VIC 3809

 2
  1
  1

Sold Price **\$540,000** Sold Date **03-Jun-25**

Distance **0.32km**



3 MANCHESTER BOULEVARD OFFICER VIC 3809

 2
  1
  1

Sold Price **\$550,000** Sold Date **31-Aug-25**

Distance **0.55km**



155 MARY STREET OFFICER VIC 3809

 2
  1
  1

Sold Price **\$545,000** Sold Date **08-Jul-25**

Distance **0.32km**

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

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