

## 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 MILLICENT PARADE 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

\$820,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2025

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 15 JANICE STREET OFFICER VIC 3809    | \$810,000 | 16-May-25 |
| 17 MILLICENT PARADE OFFICER VIC 3809 | \$815,000 | 12-Nov-25 |
| 37 DODSON ROAD OFFICER VIC 3809      | \$845,000 | 17-Feb-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: 24 June 2026


**15 JANICE STREET OFFICER VIC 3809**

Sold Price

**\$810,000**

Sold Date

**16-May-25**
 4

 3

 2

Distance

**0.04km**

**17 MILLICENT PARADE OFFICER VIC 3809**

Sold Price

**\$815,000**

Sold Date

**12-Nov-25**
 4

 2

 2

Distance

**0.05km**

**37 DODSON ROAD OFFICER VIC 3809**

Sold Price

**\$845,000**

Sold Date

**17-Feb-26**
 4

 2

 2

Distance

**0.21km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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