Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	25 ATHERTON AVENUE OFFICER SOUTH VIC 3809						
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.a	u/underquoting (*Delete single r	orice or range	as applicable)	
Single Price			or range between	\$825,000	&	\$905,000	
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$815,000	\$815,000 Property type		House	Suburb	Officer South	
Period-from	01 Oct 2024	2024 to 30 Sep 2025		5 Sour	се	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 estate agent or agent's representative considers to be most comparable to Address of comparable property				property for samparable to the			
OR							

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 October 2025



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