

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

296 RIX 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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Land

Suburb

Officer

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

292 RIX ROAD OFFICER VIC 3809	\$720,000	13-Mar-25
42 COPPER BEECH ROAD BEACONSFIELD VIC 3807	\$720,000	11-Jan-25
18 CHERRINGTON AVENUE OFFICER VIC 3809	\$700,000	17-Feb-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: 19 June 2025

	292 RIX ROAD OFFICER VIC 3809		Sold Price	\$720,000	Sold Date	13-Mar-25
	 4	 2	 2		Distance	0.02km
	42 COPPER BEECH ROAD BEACONSFIELD VIC 3807		Sold Price		Sold Date	11-Jan-25
	 4	 2	 2		Distance	0.6km
	18 CHERRINGTON AVENUE OFFICER VIC 3809		Sold Price	\$700,000	Sold Date	17-Feb-25
	 3	 2	 2		Distance	0.92km

RS = Recent sale

UN = Undisclosed Sale

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