

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

3/19 COTSWOLD CRESCENT 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Officer

Period-from

01 Sep 2024

to

31 Aug 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

8/19 COTSWOLD CRESCENT OFFICER VIC 3809	\$650,000	04-Jul-25
21 PENNINE CIRCUIT OFFICER VIC 3809	\$660,000	19-Jun-25
14 ADDISON CLOSE OFFICER VIC 3809	\$660,000	02-Apr-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: 25 September 2025

Graeme Curtis
 P 97076000
 M 0419538940
 E graeme.c@neilsonpartners.com.au



**8/19 COTSWOLD CRESCENT
 OFFICER VIC 3809**

 3  2  2

Sold Price **\$650,000** Sold Date **04-Jul-25**

Distance **0km**



**21 PENNINE CIRCUIT OFFICER VIC
 3809**

 3  2  2

Sold Price **\$660,000** Sold Date **19-Jun-25**

Distance **0.86km**



**14 ADDISON CLOSE OFFICER VIC
 3809**

 3  2  2

Sold Price

Sold Date **02-Apr-25**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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