

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 CURVED TRUNK 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

\$949,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Officer

Period-from

01 Dec 2024

to

30 Nov 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

6 PACE LANE OFFICER VIC 3809	\$1,100,000	24-Jul-25
66 TIMBERTOP BOULEVARD OFFICER VIC 3809	\$980,000	03-Oct-25
12 COPABELLA CIRCUIT CLYDE NORTH VIC 3978	\$1,015,000	17-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: 03 December 2025

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6 PACE LANE OFFICER VIC 3809

Sold Price

\$1,100,000

Sold Date

24-Jul-25

4 2 2

Distance

0.56km



**66 TIMBERTOP BOULEVARD
OFFICER VIC 3809**

Sold Price

\$980,000

Sold Date

03-Oct-25

4 2 2

Distance

1.54km



**12 COPABELLA CIRCUIT CLYDE
NORTH VIC 3978**

Sold Price

\$1,015,000

Sold Date

17-Jul-25

4 2 2

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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