

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

38 KADUNA DRIVE OFFICER SOUTH 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Officer South

Period-from

01 Jul 2024

to

30 Jun 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

11 ARISTOTLE WAY OFFICER VIC 3809	\$647,000	26-Jun-25
54 POE CIRCUIT OFFICER VIC 3809	\$640,000	12-Jun-25
106 MARY STREET OFFICER VIC 3809	\$650,000	14-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.~~

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11 ARISTOTLE WAY OFFICER VIC 3809

 3  2  1

Sold Price

^{RS} **\$647,000**

Sold Date

26-Jun-25

Distance

1.87km



54 POE CIRCUIT OFFICER VIC 3809

 3  2  2

Sold Price

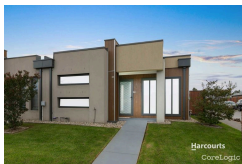
^{RS} **\$640,000**

Sold Date

12-Jun-25

Distance

1.82km



106 MARY STREET OFFICER VIC 3809

 3  2  2

Sold Price

\$650,000

Sold Date

14-Apr-25

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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