

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

39 HORVATH BOULEVARD 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Officer

Period-from

01 Feb 2025

to

31 Jan 2026

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 ONYX CRESCENT OFFICER VIC 3809	775000	29-Dec-25
37 BEATRIX CIRCUIT OFFICER VIC 3809	760000	30-Oct-25
13 FIREWHEEL ROAD OFFICER VIC 3809	750000	13-Dec-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: 16 February 2026

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**8 ONYX CRESCENT OFFICER VIC
3809**

Sold Price

775000

Sold Date **29-Dec-25**

 4  2  2

Distance **0.91km**



**37 BEATRIX CIRCUIT OFFICER VIC
3809**

Sold Price

760000

Sold Date **30-Oct-25**

 4  2  2

Distance **1.76km**



**13 FIREWHEEL ROAD OFFICER VIC
3809**

Sold Price

750000

Sold Date **13-Dec-25**

 4  2  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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