

# 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 46 Sandy Road, Officer, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$800,000

&

\$880,000

### Median sale price

Median price

\$767,250

Property Type

House

Suburb

Officer (3809)

Period - From

01/06/2024

to

31/05/2025

Source

REA

### Comparable property sales

**A** These are two properties sold within two kilometres of the property for sale in the last six 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 |
|-----------------------------------|-----------|--------------|
| 15 KIAMA STREET, OFFICER VIC 3809 | \$855,000 | 09/05/2025   |
| 13 LEAF WAY, OFFICER VIC 3809     | \$827,000 | 27/03/2025   |
|                                   |           |              |

**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 six months.

This Statement of Information was prepared on: 02/06/2025