

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

5 CLEMENTS STREET 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

House

Suburb

Officer South

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

19 WATERIBBON ROAD OFFICER VIC 3809	\$800,000	15-Jul-25
18 RURAL ROAD OFFICER SOUTH VIC 3809	\$815,000	18-Jul-25
46 SANDY ROAD OFFICER VIC 3809	\$835,000	12-Jun-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 September 2025

Francesca Nigro
P 03 874 6100
M 0426 787 339
E fnigro@barryplant.com.au



19 WATERIBBON ROAD OFFICER VIC 3809

 4  2  2

Sold Price

\$800,000

Sold Date

15-Jul-25

Distance

0.44km



18 RURAL ROAD OFFICER SOUTH VIC 3809

 4  2  2

Sold Price

^{RS} **\$815,000**

Sold Date

18-Jul-25

Distance

0.47km



46 SANDY ROAD OFFICER VIC 3809

 4  2  2

Sold Price

\$835,000

Sold Date

12-Jun-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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