

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

8 CHERRINGTON AVENUE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2024

to

30 Jun 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

9 FAIRWOOD RISE OFFICER VIC 3809	\$750,000	14-Mar-25
87 EVERFAIR CRESCENT OFFICER VIC 3809	\$700,000	11-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: 24 July 2025


9 FAIRWOOD RISE OFFICER VIC 3809

Sold Price

\$750,000

Sold Date

14-Mar-25


4



3



2

Distance

0.52km

87 EVERFAIR CRESCENT OFFICER VIC 3809

Sold Price

\$700,000

Sold Date

11-Jun-25


4



2



2

Distance

1.11km
RS = Recent sale

UN = Undisclosed Sale

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