

## 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

9 LANSELL AVENUE OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,175,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Officer

Period-from

01 Nov 2024

to

31 Oct 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 2 PACIFIC PLACE OFFICER VIC 3809      | \$1,210,000 | 09-Sep-25 |
| 14 TODDINGTON AVENUE OFFICER VIC 3809 | \$1,185,000 | 02-Jul-25 |
| 14 COWDRAY CRESCENT OFFICER VIC 3809  | \$1,195,000 | 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: 27 November 2025

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2 PACIFIC PLACE OFFICER VIC 3809

4 3 2

Sold Price \$1,210,000 Sold Date 09-Sep-25

Distance 1.69km



14 TODDINGTON AVENUE OFFICER VIC 3809

1 2 2

Sold Price \$1,185,000 Sold Date 02-Jul-25

Distance 3.3km



14 COWDRAY CRESCENT OFFICER VIC 3809

4 2 2

Sold Price \$1,195,000 Sold Date 12-Jun-25

Distance 3.1km

RS = Recent sale UN = Undisclosed Sale

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