

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 MANHATTAN DRIVE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2024

to

30 Sep 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

7 BROOKLYN STREET OFFICER VIC 3809	\$800,000	17-Sep-25
7 MANHATTAN DRIVE OFFICER VIC 3809	\$770,000	07-May-25
55 LINCOLN AVENUE OFFICER VIC 3809	\$760,000	05-Jul-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: 02 October 2025

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7 BROOKLYN STREET OFFICER VIC 3809 Sold Price ^{RS} **\$800,000** Sold Date **17-Sep-25**
Distance **0.23km**

4 2 2



7 MANHATTAN DRIVE OFFICER VIC 3809 Sold Price **\$770,000** Sold Date **07-May-25**
Distance **0.01km**

3 2 2



55 LINCOLN AVENUE OFFICER VIC 3809 Sold Price **\$760,000** Sold Date **05-Jul-25**
Distance **0.16km**

4 2 2



6 JANICE STREET OFFICER VIC 3809 Sold Price **\$775,000** Sold Date **08-Aug-25**
Distance **0.47km**

4 2 2

RS = Recent sale **UN** = Undisclosed Sale

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