

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

WATSON ROAD 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

Contact Agent

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Other

Suburb

Officer South

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

730 CARDINIA ROAD CARDINIA VIC 3978	\$1,670,000	11-Dec-24
41 RYAN ROAD PAKENHAM VIC 3810	\$2,050,000	12-Dec-24
8 FAIRWAY COURT PAKENHAM VIC 3810	\$1,615,000	22-Aug-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.~~

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730 CARDINIA ROAD CARDINIA
VIC 3978

3 1 2

Sold Price **\$1,670,000** Sold Date **11-Dec-24**

Distance **1.86km**



41 RYAN ROAD PAKENHAM VIC
3810

4 2 1

Sold Price **\$2,050,000** Sold Date **12-Dec-24**

Distance **7.19km**



8 FAIRWAY COURT PAKENHAM
VIC 3810

5 2 2

Sold Price ^{RS} **\$1,615,000** Sold Date **22-Aug-25**

Distance **7.36km**

RS = Recent sale UN = Undisclosed Sale

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