

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 ECOLOGY CRESCENT 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

\$739,000

&

\$812,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

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

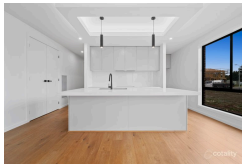
Date of sale

5 CENTELLA CRESCENT OFFICER VIC 3809	\$795,000	05-Jun-25
33 KIAMA STREET OFFICER VIC 3809	\$785,000	12-Jul-25
107 BAYVIEW ROAD OFFICER VIC 3809	\$820,000	18-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: 10 September 2025



5 CENTELLA CRESCENT OFFICER VIC 3809

 4  2  2

Sold Price

\$795,000

Sold Date

05-Jun-25

Distance

0.23km



33 KIAMA STREET OFFICER VIC 3809

 4  2  2

Sold Price

^{RS} **\$785,000**

Sold Date

12-Jul-25

Distance

1.23km



107 BAYVIEW ROAD OFFICER VIC 3809

 4  2  2

Sold Price

^{RS} **\$820,000**

Sold Date

18-Jul-25

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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