

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

11 HUGHES LANE 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

\$649,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Officer

Period-from

01 Aug 2024

to

31 Jul 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

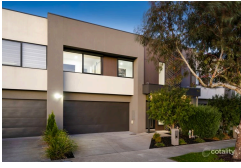
Date of sale

24 GULLIVER DRIVE OFFICER VIC 3809	\$675,000	30-Jun-25
2 AXEL WALK OFFICER VIC 3809	\$670,000	14-May-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: 28 August 2025


24 GULLIVER DRIVE OFFICER VIC 3809

Sold Price

\$675,000

Sold Date

30-Jun-25
 4

  2

  2

Distance

1.69km

2 AXEL WALK OFFICER VIC 3809

Sold Price

\$670,000

Sold Date

14-May-25
 4

  2

  2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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