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 Somerset Street, Officer, VIC-3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$720,000	&	$790,000

Median sale price

Median price	$821,121	Property type	House	Suburb	Officer
Period - From	Sep 2025	to	Sep 2025	Source	RP Data – Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 3 Silverleaf Crescent, Officer, VIC-3809	$768,000	26/08/25
2. 19 Madison Place, Officer, VIC-3809	$775,000	06/11/25
3. 33 Kiama Street, Officer, VIC-3809	$785,000	12/07/25

This Statement of Information was prepared on: 28/12/2025