

## 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

24 IXIA STREET OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$839,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Officer

Period-from

01 Dec 2024

to

30 Nov 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 42 GASTON LOOP OFFICER VIC 3809       | \$900,000 | 08-Aug-25 |
| 31 ICEBERG ROAD BEACONSFIELD VIC 3807 | \$885,000 | 02-Sep-25 |
| 57 BURGESS AVENUE OFFICER VIC 3809    | \$865,000 | 18-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.~~

This Statement of Information was prepared on: 09 December 2025



**42 GASTON LOOP OFFICER VIC 3809**

Sold Price **\$900,000** Sold Date **08-Aug-25**

 4  2  2

Distance **0.71km**



**31 ICEBERG ROAD BEACONSFIELD VIC 3807**

Sold Price **\$885,000** Sold Date **02-Sep-25**

 4  2  2

Distance **1.58km**



**57 BURGESS AVENUE OFFICER VIC 3809**

Sold Price **\$865,000** Sold Date **18-Aug-25**

 4  2  2

Distance **1.93km**

RS = Recent sale      UN = Undisclosed Sale

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