

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

5 HARTWORTH CLOSE 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

\$420,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,500

Property type

Land

Suburb

Officer

Period-from

01 Jul 2024

to

30 Jun 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

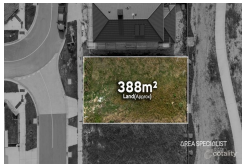
Date of sale

3 HARTWORTH CLOSE OFFICER VIC 3809	\$440,000	14-Apr-25
26 HEDGEVALE DRIVE OFFICER VIC 3809	\$460,000	07-Feb-25
5 SUPERB STREET OFFICER VIC 3809	\$508,000	31-Mar-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 July 2025



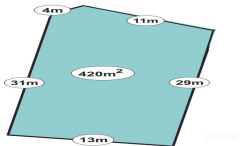
3 HARTWORTH CLOSE OFFICER VIC 3809

4 3 -

Sold Price

^{RS} **\$440,000** Sold Date **14-Apr-25**

Distance **0.01km**



26 HEDGEVALE DRIVE OFFICER VIC 3809

4 2 -

Sold Price

\$460,000 Sold Date **07-Feb-25**

Distance **0.88km**



5 SUPERB STREET OFFICER VIC 3809

- - 2

Sold Price

\$508,000 Sold Date **31-Mar-25**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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