

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

4 GOODENIA STREET 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

\$775,000

&

\$852,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2025

to

31 May 2026

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

9 SOUTHERN BELL STREET OFFICER VIC 3809	\$795,000	24-Mar-26
17 SILVERLEAF CRESCENT OFFICER VIC 3809	\$797,000	16-Jan-25
9 TI-TREE CRESCENT OFFICER VIC 3809	\$801,000	23-Nov-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: 11 June 2026

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**9 SOUTHERN BELL STREET
OFFICER VIC 3809**

4 2 2

Sold Price **\$795,000** Sold Date **24-Mar-26**

Distance **0.02km**



**17 SILVERLEAF CRESCENT
OFFICER VIC 3809**

4 2 2

Sold Price **\$797,000** Sold Date **16-Jan-25**

Distance **0.1km**



**9 TI-TREE CRESCENT OFFICER VIC
3809**

4 2 2

Sold Price **\$801,000** Sold Date **23-Nov-25**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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