

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

7 MILLICENT PARADE 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

\$799,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,250

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

3 GOLDEN BANKSIA DRIVE OFFICER VIC 3809	\$795,000	07-May-26
12 CHARMING LOOP OFFICER VIC 3809	\$820,000	01-Feb-26
24 IXIA STREET OFFICER VIC 3809	\$870,000	26-Jan-26

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: 04 June 2026



**3 GOLDEN BANKSIA DRIVE
OFFICER VIC 3809**

4 2 2

Sold Price ^{RS} **\$795,000** Sold Date **07-May-26**

Distance **0.26km**



**12 CHARMING LOOP OFFICER VIC
3809**

4 2 2

Sold Price **\$820,000** Sold Date **01-Feb-26**

Distance **0.89km**



24 IXIA STREET OFFICER VIC 3809

4 2 2

Sold Price **\$870,000** Sold Date **26-Jan-26**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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