

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 MAZZENTI WAY OFFICER VIC 3809

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
Between

\$770,000

&

\$820,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Officer

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty 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

18 LEMPRIERE ROAD OFFICER VIC 3809	\$780,000	10-Apr-26
17 LEMPRIERE ROAD OFFICER VIC 3809	\$816,999	02-Feb-26
7 CHAFFEY GROVE OFFICER SOUTH VIC 3809	\$810,000	18-Feb-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: 29 April 2026



18 LEMPRIERE ROAD OFFICER VIC Sold Price

RS

\$780,000

Sold Date

10-Apr-26

4



2



2

Distance

0.3km



17 LEMPRIERE ROAD OFFICER VIC Sold Price

\$816,999

Sold Date

02-Feb-26

4



3



2

Distance

0.31km



7 CHAFFEY GROVE OFFICER SOUTH VIC 3809

Sold Price

\$810,000

Sold Date

18-Feb-26

4



2



2

Distance

0.69km

RS= Recent sale

UN= Undisclosed Sale

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