

## 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

31 KOBA WAY 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

\$750,000

or range  
between

&

### 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 DIGGORY STREET OFFICER VIC 3809	\$775,000	17-May-25
73 GASTON LOOP OFFICER VIC 3809	\$793,000	30-Sep-25
38 BABAR DRIVE OFFICER VIC 3809	\$800,000	15-Dec-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: 17 June 2026

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**9 DIGGORY STREET OFFICER VIC 3809**

4 2 2

Sold Price **\$775,000** Sold Date **17-May-25**

Distance **0.16km**



**73 GASTON LOOP OFFICER VIC 3809**

4 2 -

Sold Price **\$793,000** Sold Date **30-Sep-25**

Distance **0.33km**



**38 BABAR DRIVE OFFICER VIC 3809**

4 2 2

Sold Price **\$800,000** Sold Date **15-Dec-25**

Distance **0.25km**

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

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