

## 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 CRAFT STREET 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

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

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 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

19 BAYVIEW ROAD OFFICER VIC 3809	\$698,000	17-Mar-26
107 TIMBERTOP BOULEVARD OFFICER VIC 3809	\$732,000	19-Feb-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: 21 April 2026


**19 BAYVIEW ROAD OFFICER VIC 3809**

Sold Price

RS

**\$698,000**

Sold Date

**17-Mar-26**
 3
  3
  2

Distance

**0.08km**

**107 TIMBERTOP BOULEVARD OFFICER VIC 3809**

Sold Price

**\$732,000**

Sold Date

**19-Feb-25**
 3
  2
  2

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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