

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

6 WONDER 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,750

Property type

House

Suburb

Officer

Period-from

01 Jul 2025

to

30 Jun 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

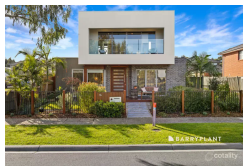
16 CYAN CRESCENT OFFICER VIC 3809	\$950,000	19-Jun-26
27 CALLISTEMON STREET OFFICER VIC 3809	\$880,000	03-Apr-26
25 BLOSSOM STREET OFFICER VIC 3809	\$858,000	03-Mar-26

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.~~

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16 CYAN CRESCENT OFFICER VIC 3809

4 2 -

Sold Price

^{RS} **\$950,000**

Sold Date

19-Jun-26

Distance

0.46km



27 CALLISTEMON STREET OFFICER VIC 3809

4 2 2

Sold Price

\$880,000

Sold Date

03-Apr-26

Distance

0.63km



25 BLOSSOM STREET OFFICER VIC 3809

4 2 2

Sold Price

\$858,000

Sold Date

03-Mar-26

Distance

0.93km



7 ROSE GARDEN AVENUE OFFICER VIC 3809

4 2 2

Sold Price

\$895,000

Sold Date

27-Mar-26

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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