

## 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

8 BREATHTAKER 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

\$590,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Officer

Period-from

01 Dec 2024

to

30 Nov 2025

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

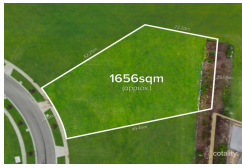
|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 9 BREATHTAKER STREET OFFICER VIC 3809 | \$810,000 | 08-Oct-25 |
| 3 BREATHTAKER STREET OFFICER VIC 3809 | \$750,000 | 30-Oct-25 |
| 7 TELEMAR WAY OFFICER VIC 3809        | \$785,000 | 12-Jun-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: 10 December 2025

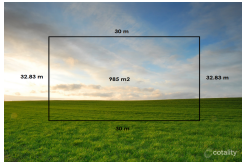
Leeza Jay  
P 97076000  
M 0403083447  
E leeza.j@neilsonpartners.com.au



**9 BREATHTAKER STREET OFFICER VIC 3809** Sold Price **\$810,000** Sold Date **08-Oct-25**

- - -

Distance **0.06km**



**3 BREATHTAKER STREET OFFICER VIC 3809** Sold Price **\$750,000** Sold Date **30-Oct-25**

- - -

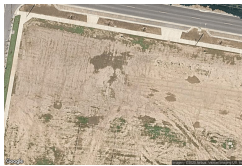
Distance **0.08km**



**7 TELEMAR WAY OFFICER VIC 3809** Sold Price **\$785,000** Sold Date **12-Jun-25**

- - -

Distance **0.11km**



**443 BROWN ROAD OFFICER VIC 3809** Sold Price **\$770,000** Sold Date **10-Jul-25**

5 2 2

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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