

## 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 12 Fairweather Parade, Officer, VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$615,000 & \$650,000

### Median sale price

Median price \$650,000 Property Type Townhouse Suburb Officer (3809)

Period - From 04/05/2025 to 04/05/2026 Source realestate.com.au

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
17 TIGER WAY, OFFICER VIC 3809	\$649,000	20/02/2026
34 COXON STREET, OFFICER VIC 3809	\$621,000	18/01/2026
LOT 336 FLAXLILLY CRES, OFFICER 3809	\$603,400	05/01/2026

This Statement of Information was prepared on: 04/05/2026