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<br>Including suburb and postcode | 28 EASTBOURNE CRESCENT 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 | $820,000 | & | $880,000 |

## 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 |
|---|---|---|
| 15 FRANKLIN WAY OFFICER VIC 3809 | $840,000 | 14-Oct-25 |
| 5 RYEBURN STREET OFFICER VIC 3809 | $870,000 | 17-Nov-25 |
| 69 PETALUMA CRESCENT OFFICER VIC 3809 | $880,000 | 09-Jul-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

OBrien Real Estate

Brad Townsend
M 0458960000
E brad.townsend@obrienrealestate.com.au



**15 FRANKLIN WAY OFFICER VIC 3809**

4 2 2

Sold Price **$840,000** Sold Date **14-Oct-25**

Distance **0.27km**

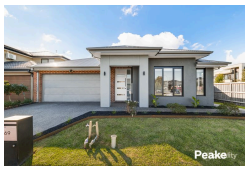


**5 RYEBURN STREET OFFICER VIC 3809**

4 2 2

Sold Price RS **$870,000** Sold Date **17-Nov-25**

Distance **0.24km**



**69 PETALUMA CRESCENT OFFICER VIC 3809**

4 2 2

Sold Price **$880,000** Sold Date **09-Jul-25**

Distance **0.58km**

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

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