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	9 SOUTHERN BELL 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	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Officer
Period-from	01 Jan 2025	to	31 Dec 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 TI-TREE CRESCENT OFFICER VIC 3809	$801,000	23-Nov-25
18 PERIDOT AVENUE OFFICER VIC 3809	$825,000	09-Jan-26
26 HENRIETTA AVENUE OFFICER VIC 3809	$810,000	16-Sep-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: 27 January 2026

Harcourts Berwick
E berwick@harcourts.com.au



9 TI-TREE CRESCENT OFFICER VIC 3809

4 2 2

Sold Price **$801,000** Sold Date **23-Nov-25**

Distance **0.27km**



18 PERIDOT AVENUE OFFICER VIC 3809

4 2 2

Sold Price RS **$825,000** Sold Date **09-Jan-26**

Distance **0.53km**



26 HENRIETTA AVENUE OFFICER VIC 3809

4 2 2

Sold Price **$810,000** Sold Date **16-Sep-25**

Distance **0.7km**

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

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