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 | 20 BERRINGARRA ROAD 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 | $1,060,000 | & | $1,166,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $752,000 | Property type | House | Suburb | Officer |
| Period-from | 01 Feb 2025 | to | 31 Jan 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.

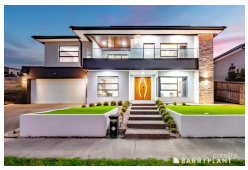
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 19 EASTBOURNE CRESCENT OFFICER VIC 3809 | $1,200,000 | 16-Jun-25 |
| 30 FENTON CRESCENT PAKENHAM VIC 3810 | $1,215,000 | 15-Apr-25 |
| 35 SKYLINE DRIVE OFFICER VIC 3809 | $1,135,000 | 25-Nov-25 |

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: 08 February 2026

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**19 EASTBOURNE CRESCENT OFFICER VIC 3809**

5 2 2

Sold Price **$1,200,000** Sold Date **16-Jun-25**

Distance **0.38km**



**30 FENTON CRESCENT PAKENHAM VIC 3810**

4 2 2

Sold Price **$1,215,000** Sold Date **15-Apr-25**

Distance **0.43km**



**35 SKYLINE DRIVE OFFICER VIC 3809**

4 2 2

Sold Price **$1,135,000** Sold Date **25-Nov-25**

Distance **0.47km**

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

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