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	1 OBAN ROAD OFFICER SOUTH 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	$950,000	&	$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$878,000	Property type	House	Suburb	Officer South
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
5 WILLIAM COURT OFFICER VIC 3809	$960,000	28-Jan-26
14 BOWOOD STREET OFFICER VIC 3809	$990,000	21-Oct-25
24 TIMBERTOP BOULEVARD OFFICER VIC 3809	$950,000	18-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: 17 February 2026

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5 WILLIAM COURT OFFICER VIC 3809

4 2 2

Sold Price RS **$960,000** UN

Sold Date **28-Jan-26**

Distance **2.78km**



14 BOWOOD STREET OFFICER VIC 3809

4 2 2

Sold Price **$990,000**

Sold Date **21-Oct-25**

Distance **4.76km**



24 TIMBERTOP BOULEVARD OFFICER VIC 3809

4 2 2

Sold Price **$950,000**

Sold Date **18-Jul-25**

Distance **4.22km**

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

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