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	38 OFFICEDALE 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Officer
Period-from	01 Oct 2024	to	30 Sep 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
19 HAMMOND CRESCENT OFFICER VIC 3809	$580,000	12-Aug-25
30 RUSH LILY DRIVE OFFICER VIC 3809	$637,000	17-Jun-25
75 LAKESIDE BOULEVARD PAKENHAM VIC 3810	$620,000	06-May-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: 24 October 2025

Harcourts Pakenham

Peter Blackwood
M 0417548695
E peter.blackwood@harcourts.com.au



19 HAMMOND CRESCENT OFFICER VIC 3809

3 2 2

Sold Price **$580,000** Sold Date **12-Aug-25**

Distance **0.07km**



30 RUSH LILY DRIVE OFFICER VIC 3809

3 2 2

Sold Price **$637,000** Sold Date **17-Jun-25**

Distance **0.36km**



75 LAKESIDE BOULEVARD PAKENHAM VIC 3810

3 2 2

Sold Price **$620,000** Sold Date **06-May-25**

Distance **1.62km**

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

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