Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	36 Tolkien Boulevard Officer, 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$780,000 & $850,000

Median sale price

Median price	$711,750	Property Type	HOUSE	Suburb	OFFICER
Period - From	01-Mar-2024	to	28-Feb-2025	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	53 Pioneer Way, Officer	$805,000	26-Feb-2025
2	14 Francesca Street, Officer	$805,000	23-Dec-2024
3	13 Ixia Street, Officer	$825,000	14-Jan-2025

This statement of information was prepared on 28-Apr-2025 at 3:28:22 PM AEST