

## 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

26 ROSINA DRIVE OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

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

8 FINNEGAN WAY OFFICER VIC 3809	\$773,777	08-Oct-25
58 DODSON ROAD OFFICER VIC 3809	\$800,000	09-Jul-25
7 JANICE STREET OFFICER VIC 3809	\$785,000	17-Oct-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: 21 October 2025



**8 FINNEGAN WAY OFFICER VIC  
3809**

4 2 2

Sold Price

<sup>RS</sup> **\$773,777**

Sold Date **08-Oct-25**

Distance **0.7km**



**58 DODSON ROAD OFFICER VIC  
3809**

4 2 2

Sold Price

**\$800,000**

Sold Date **09-Jul-25**

Distance **1km**



**7 JANICE STREET OFFICER VIC  
3809**

4 2 2

Sold Price

<sup>RS</sup> **\$785,000** <sup>UN</sup>

Sold Date **17-Oct-25**

Distance **1.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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