

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

5 WILLIAM COURT 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 Sep 2024

to

31 Aug 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

4 NATURE AVENUE OFFICER VIC 3809	\$920,000	07-Aug-25
13 ALTERA CRESCENT OFFICER VIC 3809	\$915,000	18-Jun-25
6 FLEMINGTON RISE OFFICER VIC 3809	\$975,000	09-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: 16 September 2025



4 NATURE AVENUE OFFICER VIC 3809

4 2 2

Sold Price ^{RS} **\$920,000** ^{UN} Sold Date **07-Aug-25**

Distance **0.55km**



13 ALTERA CRESCENT OFFICER VIC 3809

4 2 2

Sold Price **\$915,000** Sold Date **18-Jun-25**

Distance **1.36km**



6 FLEMINGTON RISE OFFICER VIC 3809

4 2 2

Sold Price **\$975,000** Sold Date **09-May-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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