

## 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

141/114 RIX ROAD 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

\$560,000

&

\$610,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 4/81 PRINCES HIGHWAY BEACONSFIELD VIC 3807 | \$577,500 | 07-Oct-25 |
| 1/15 SYLVIA ROAD BEACONSFIELD VIC 3807     | \$617,000 | 04-Sep-25 |
| 7/95 PRINCES HIGHWAY BEACONSFIELD VIC 3807 | \$580,000 | 02-Jun-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



## 4/81 PRINCES HIGHWAY BEACONSFIELD VIC 3807

2 1 1

Sold Price

<sup>RS</sup> **\$577,500** Sold Date **07-Oct-25**

Distance **0km**



## 1/15 SYLVIA ROAD BEACONSFIELD VIC 3807

2 1 1

Sold Price

**\$617,000** Sold Date **04-Sep-25**

Distance **3.18km**



## 7/95 PRINCES HIGHWAY BEACONSFIELD VIC 3807

2 1 1

Sold Price

<sup>RS</sup> **\$580,000** Sold Date **02-Jun-25**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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