

## 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

8 DUNCOMBE AVENUE OFFICER VIC 3809

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

42 ANNABEL CRESCENT OFFICER VIC 3809

\$1,515,000

08-May-25

21 VALENTINE CRESCENT OFFICER VIC 3809

\$1,330,000

04-Apr-25

LOT 355 MCMULLEN ROAD OFFICER VIC 3809

\$1,350,000

08-Apr-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.

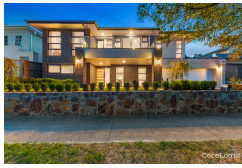
This Statement of Information was prepared on: 11 June 2025

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**42 ANNABEL CRESCENT OFFICER  
VIC 3809**

Sold Price

<sup>RS</sup>

**\$1,515,000**

Sold Date

**08-May-25**



4



3



3

Distance

**0.53km**



**21 VALENTINE CRESCENT OFFICER  
VIC 3809**

Sold Price

<sup>RS</sup>

**\$1,330,000**

Sold Date

**04-Apr-25**



5



3



2

Distance

**0.64km**



**LOT 355 MCMULLEN ROAD  
OFFICER VIC 3809**

Sold Price

**\$1,350,000**

Sold Date

**08-Apr-25**



5



5



-

Distance

**1.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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