

## 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

28 HEDGEVALE DRIVE 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

\$845,000

&

\$925,000

### 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

36 TOLKIEN BOULEVARD OFFICER VIC 3809	\$840,000	07-May-25
37 BRITTON DRIVE PAKENHAM VIC 3810	\$890,000	26-May-25
49 HEATHCOTE GROVE OFFICER VIC 3809	\$910,000	17-Nov-24

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: 29 June 2025



**36 TOLKIEN BOULEVARD OFFICER**  
**VIC 3809**

4 3 2

<sup>RS</sup> \$840,000

Sold Date 07-May-25

Distance 2.85km



**37 BRITTON DRIVE PAKENHAM**  
**VIC 3810**

4 3 2

Sold Price

<sup>RS</sup> \$890,000

Sold Date 26-May-25

Distance 3.75km



**49 HEATHCOTE GROVE OFFICER**  
**VIC 3809**

4 3 2

Sold Price

\$910,000

Sold Date 17-Nov-24

Distance 0.63km

RS = Recent sale      UN = Undisclosed Sale

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