

## 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 CHERRINGTON 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

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2024

to

30 Jun 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

9 FAIRWOOD RISE OFFICER VIC 3809	\$750,000	14-Mar-25
87 EVERFAIR CRESCENT OFFICER VIC 3809	\$700,000	11-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 July 2025


**9 FAIRWOOD RISE OFFICER VIC 3809**

Sold Price

**\$750,000**

Sold Date

**14-Mar-25**


4



3



2

Distance

**0.52km**

**87 EVERFAIR CRESCENT OFFICER VIC 3809**

Sold Price

**\$700,000**

Sold Date

**11-Jun-25**


4



2



2

Distance

**1.11km**

RS = Recent sale

UN = Undisclosed Sale

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