

## 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

17 ARIEL WAY 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

\$800,000

&

\$880,000

### 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

5 FULTON STREET OFFICER VIC 3809	\$860,000	24-Jun-25
46 SANDY ROAD OFFICER VIC 3809	\$835,000	27-Jun-25
17 CHRISTOPHER ROAD OFFICER VIC 3809	\$850,000	29-Jan-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: 22 July 2025

Joshua Lee-Steere

M 0402195738

E jleesteere@barryplant.com.au



### 5 FULTON STREET OFFICER VIC 3809

 4  2  2

Sold Price

<sup>RS</sup>

**\$860,000**

Sold Date

**24-Jun-25**

Distance

**1.26km**



### 46 SANDY ROAD OFFICER VIC 3809

 4  2  2

Sold Price

<sup>RS</sup>

**\$835,000**

Sold Date

**27-Jun-25**

Distance

**1.35km**



### 17 CHRISTOPHER ROAD OFFICER VIC 3809

 4  2  2

Sold Price

**\$850,000**

Sold Date

**29-Jan-25**

Distance

**1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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