

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

46 DANGELO AVENUE OFFICER VIC 3809

Indicative selling price

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

Single Price

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Officer

Period-from

01 Jul 2024

to

30 Jun 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

34 DANGELO AVENUE OFFICER VIC 3809	\$645,000	01-Mar-25
15 BAYVIEW ROAD OFFICER VIC 3809	\$650,000	23-Jan-25
19 TIMBERTOP BOULEVARD OFFICER VIC 3809	\$680,000	13-Mar-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: 06 July 2025



34 DANGELO AVENUE OFFICER VIC 3809

3 2 2

Sold Price **\$645,000** Sold Date **01-Mar-25**

Distance **0.05km**

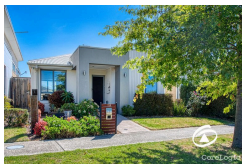


15 BAYVIEW ROAD OFFICER VIC 3809

3 2 2

Sold Price **\$650,000** Sold Date **23-Jan-25**

Distance **0.29km**



19 TIMBERTOP BOULEVARD OFFICER VIC 3809

3 2 2

Sold Price **\$680,000** Sold Date **13-Mar-25**

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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