

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

9 TURQUOISE WALK 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

or range
between

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Officer

Period-from

01 Mar 2025

to

28 Feb 2026

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

4 TIGER WAY OFFICER VIC 3809	\$644,200	09-Feb-26
14 CERULEAN DRIVE OFFICER VIC 3809	\$670,000	15-Oct-25
7 CERISE STREET OFFICER VIC 3809	\$655,000	29-Oct-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: 05 March 2026

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4 TIGER WAY OFFICER VIC 3809

Sold Price

^{RS} **\$644,200**

Sold Date **09-Feb-26**

3 2 1

Distance **0.39km**



14 CERULEAN DRIVE OFFICER VIC 3809

Sold Price

\$670,000

Sold Date **15-Oct-25**

3 2 1

Distance **0.26km**



7 CERISE STREET OFFICER VIC 3809

Sold Price

\$655,000

Sold Date **29-Oct-25**

3 2 1

Distance **0.42km**

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

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