

## 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 NIRVANA 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		or range between	\$790,000	&	\$865,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$749,000	Property type	House	Suburb	Officer
Period-from	01 Dec 2024	to	30 Nov 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
13 AMPLE AVENUE OFFICER VIC 3809	\$792,000	02-Aug-25
22 ONYX CRESCENT OFFICER VIC 3809	\$810,000	11-Nov-25
17 ARIEL WAY OFFICER VIC 3809	\$800,000	18-Aug-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: 12 December 2025



**13 AMPLE AVENUE OFFICER VIC 3809**

4 2 2

Sold Price

**\$792,000** Sold Date **02-Aug-25**

Distance **0.3km**



**22 ONYX CRESCENT OFFICER VIC 3809**

4 2 2

Sold Price

**RS \$810,000** Sold Date **11-Nov-25**

Distance **0.71km**



**17 ARIEL WAY OFFICER VIC 3809**

4 2 2

Sold Price

**\$800,000** Sold Date **18-Aug-25**

Distance **1.27km**

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

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