

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

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.~~

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13 AMPLE AVENUE OFFICER VIC 3809

Sold Price

\$792,000

Sold Date **02-Aug-25**

4 2 2

Distance **0.3km**



22 ONYX CRESCENT OFFICER VIC 3809

Sold Price

^{RS} **\$810,000**

Sold Date **11-Nov-25**

4 2 2

Distance **0.71km**



17 ARIEL WAY OFFICER VIC 3809

Sold Price

\$800,000

Sold Date **18-Aug-25**

4 2 2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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