

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

21 AMBLESIDE WAY 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Officer

Period-from

01 Sep 2025

to

31 Aug 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

2 TRYFAN STREET OFFICER VIC 3809	\$700,000	04-Jun-26
6 CHERRINGTON AVENUE OFFICER VIC 3809	\$715,000	10-Jun-26
2 PAPA WAY OFFICER VIC 3809	\$760,000	20-Apr-26

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: 24 September 2026



2 TRYFAN STREET OFFICER VIC 3809

 4  2  2

Sold Price

\$700,000

Sold Date **04-Jun-26**

Distance **0.48km**



6 CHERRINGTON AVENUE OFFICER VIC 3809

 4  2  2

Sold Price

\$715,000

Sold Date **10-Jun-26**

Distance **0.95km**



2 PAPA WAY OFFICER VIC 3809

 4  2  2

Sold Price

\$760,000

Sold Date **20-Apr-26**

Distance **0.49km**



17 MALLARD AVENUE OFFICER VIC 3809

 4  2  2

Sold Price

\$735,000

Sold Date **01-May-26**

Distance **1.21km**



13 ROSINA DRIVE OFFICER VIC 3809

 4  2  2

Sold Price

\$745,000

Sold Date **12-May-26**

Distance **0.94km**



51 HEDGEVALE DRIVE OFFICER VIC 3809

 4  2  2

Sold Price

\$810,000

Sold Date **27-May-26**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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