

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

3 COMELY LANE 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

\$640,000

&

\$690,000

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

3 UTOPIA WAY OFFICER VIC 3809	\$645,000	30-Jun-26
9 PERSEUS WALK OFFICER VIC 3809	\$651,500	02-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: 21 September 2026



3 UTOPIA WAY OFFICER VIC 3809 Sold Price **\$645,000** Sold Date **30-Jun-26**

 4  2  2

Distance **1.61km**



9 PERSEUS WALK OFFICER VIC 3809 Sold Price **\$651,500** Sold Date **02-Apr-26**

 4  2  2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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