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 JANICE STREET 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	$780,000	&	$830,000

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 ALEXINE STREET OFFICER VIC 3809	$800,000	28-Jul-26
35 DODSON ROAD OFFICER VIC 3809	$825,000	13-Aug-26
33 COPPER BEECH ROAD BEACONSFIELD VIC 3807	$800,000	04-Sep-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: 23 September 2026

AREASPECIALIST

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3 ALEXINE STREET OFFICER VIC 3809

5 2 2

Sold Price **$800,000** Sold Date **28-Jul-26**

Distance **0.08km**

35 DODSON ROAD OFFICER VIC 3809

4 2 2

Sold Price RS **$825,000** Sold Date **13-Aug-26**

Distance **0.2km**

33 COPPER BEECH ROAD BEACONSFIELD VIC 3807

4 2 2

Sold Price RS **$800,000** Sold Date **04-Sep-26**

Distance **0.34km**

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

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