

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

4 CHESNEY RISE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,750

Property type

House

Suburb

Officer

Period-from

01 Jul 2025

to

30 Jun 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
15 CENTELLA CRESCENT OFFICER VIC 3809	\$724,900	12-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: 15 July 2026



2 TRYFAN STREET OFFICER VIC 3809

 4  2  2

Sold Price

\$700,000

Sold Date

04-Jun-26

Distance

0.74km



15 CENTELLA CRESCENT OFFICER VIC 3809

 4  2  2

Sold Price

^{RS} **\$724,900** ^{UN}

Sold Date

12-Jun-26

Distance

1.6km



2 PAPA WAY OFFICER VIC 3809

 4  2  2

Sold Price

\$760,000

Sold Date

20-Apr-26

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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