

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

6 CHERRINGTON 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

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Officer

Period-from

01 May 2025

to

30 Apr 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

8 CHERRINGTON AVENUE OFFICER VIC 3809	\$735,000	20-Aug-25
18 CHERRINGTON AVENUE OFFICER VIC 3809	\$700,000	17-Feb-25
24 CHERRINGTON AVENUE OFFICER VIC 3809	-	29-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: 06 May 2026

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8 CHERRINGTON AVENUE
OFFICER VIC 3809

4 2 2

Sold Price \$735,000 Sold Date 20-Aug-25

Distance 0.01km



18 CHERRINGTON AVENUE
OFFICER VIC 3809

3 2 2

Sold Price \$700,000 Sold Date 17-Feb-25

Distance 0.05km



24 CHERRINGTON AVENUE
OFFICER VIC 3809

4 2 2

Sold Price ^{RS UN} Sold Date 29-Apr-26

Distance 0.1km

RS = Recent sale UN = Undisclosed Sale

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