

# 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 42 Dangelo Avenue Officer VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$630,000

or range between

&

### Median sale price

Median price \$660,000

Property type House

Suburb Officer

Period - From March 2025

to

Feb 2026

Source PropTrack Australia

### 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 six 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
1 40 Dangelo Avenue, Officer	\$625,000	19/06/2025
2 10 Othello Lane, Officer	\$700,000	16/02/2026
3 38 Dangelo Avenue, Officer	\$630,000	14/01/2026

**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 six months.

This Statement of Information was prepared on: 05/03/2026