

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

266 RIX ROAD 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Officer

Period-from

01 Oct 2024

to

30 Sep 2025

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 FINNEGAN WAY OFFICER VIC 3809	\$773,777	08-Oct-25
26 BANYALLA DRIVE OFFICER VIC 3809	\$699,000	22-Oct-25
23 BANYALLA DRIVE OFFICER VIC 3809	\$749,000	26-Jul-25

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: 30 October 2025

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8 FINNEGAN WAY OFFICER VIC 3809

Sold Price

^{RS}
\$773,777

Sold Date

08-Oct-25
 4
 2
 2

Distance

0.44km

26 BANYALLA DRIVE OFFICER VIC 3809

Sold Price

^{RS}
\$699,000

Sold Date

22-Oct-25
 4
 2
 1

Distance

0.46km

23 BANYALLA DRIVE OFFICER VIC 3809

Sold Price

\$749,000

Sold Date

26-Jul-25
 4
 2
 2

Distance

0.5km

262 RIX ROAD OFFICER VIC 3809

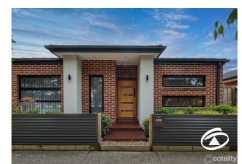
Sold Price

\$727,000

Sold Date

09-Sep-25
 4
 2
 2

Distance

0.02km

292 RIX ROAD OFFICER VIC 3809

Sold Price

\$720,000

Sold Date

13-Mar-25
 4
 2
 2

Distance

0.14km
RS = Recent sale

UN = Undisclosed Sale

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