

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

5 WARP WAY 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

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

7 WARP WAY OFFICER VIC 3809	\$620,000	17-Sep-26
3 WARP WAY OFFICER VIC 3809	\$610,000	18-Jun-26
1 WARP WAY OFFICER VIC 3809	\$642,000	04-Jul-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: 22 September 2026


7 WARP WAY OFFICER VIC 3809

Sold Price

^{RS}
\$620,000

Sold Date

17-Sep-26
 3

 2

 2

Distance

0.01km

3 WARP WAY OFFICER VIC 3809

Sold Price

\$610,000

Sold Date

18-Jun-26
 3

 2

 1

Distance

0.01km

1 WARP WAY OFFICER VIC 3809

Sold Price

\$642,000

Sold Date

04-Jul-26
 3

 2

 1

Distance

0.02km
RS = Recent sale

UN = Undisclosed Sale

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