

# Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 16/10/2026

## Property offered for sale

Address  
Including suburb or  
locality and postcode

1226 97 Horvath Boulevard Officer

## Key features of the property

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 346.00                               |

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price \$ 488,500

or range between \$

&amp;

\$

## Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

## Median sale price

Median Price

\$

Property Type

Land Only

Suburb

Officer

Period - From

16/04/2026

To

16/10/2026

Source

RPM Data

## Comparable property sales

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                         |
|--------------------------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| 1050 21 Bristly Way Officer    |               |                |                 | \$491,200                                 | 31/08/2026                           |
| Building Type                  | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
| Land Only                      |               |                |                 |                                           | 402.00                               |

| Address of comparable property |  |  |  | Price     | Date of sale |
|--------------------------------|--|--|--|-----------|--------------|
| 1004 30 Bristly Way Officer    |  |  |  | \$479,400 | 10/06/2026   |

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 374.00                               |

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 1012 14 Bristly Way Officer    | \$498,000 | 30/07/2026   |

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 398.00                               |

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

|     |
|-----|
| N/A |
|-----|

## Sale outcome

Sale price

Unconditional sale date