

# 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

51 PETALUMA CRESCENT 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

House

Suburb

Officer

Period-from

01 Dec 2024

to

30 Nov 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 126 GRANDVUE BOULEVARD PAKENHAM VIC 3810 | \$1,041,000 | 26-Aug-25 |
| 20 GRATTAN WAY PAKENHAM VIC 3810         | \$1,060,000 | 20-Aug-25 |
| 16 FLEMINGTON RISE OFFICER VIC 3809      | \$1,050,000 | 07-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: 01 December 2025

# AREA SPECIALIST

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**126 GRANDVUE BOULEVARD  
PAKENHAM VIC 3810**

4 2 2

Sold Price <sup>RS</sup> **\$1,041,000** Sold Date **26-Aug-25**

Distance **0.49km**



**20 GRATTAN WAY PAKENHAM VIC  
3810**

4 2 2

Sold Price **\$1,060,000** Sold Date **20-Aug-25**

Distance **0.88km**



**16 FLEMINGTON RISE OFFICER VIC  
3809**

4 2 2

Sold Price **\$1,050,000** Sold Date **07-Jul-25**

Distance **1.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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