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 (*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

Brendan Langley
P 0403055733
M 0403055733
E brendanl@areaspecialist.com.au



126 GRANDVUE BOULEVARD PAKENHAM VIC 3810

4 2 2

Sold Price RS $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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