

## 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

28 CLEARWATER DRIVE PAKENHAM VIC 3810

### 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

\$1,075,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2025

to

28 Feb 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

9 CLEARWATER DRIVE PAKENHAM VIC 3810	\$1,140,000	17-Jan-26
2 KINKORA WAY PAKENHAM VIC 3810	\$1,130,000	14-Nov-25
28 WHITELEY WAY PAKENHAM VIC 3810	\$1,150,000	13-Jan-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.~~

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## 9 CLEARWATER DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price <sup>RS</sup> **\$1,140,000** Sold Date **17-Jan-26**

Distance **0.24km**



## 2 KINKORA WAY PAKENHAM VIC 3810

4 2 2

Sold Price **\$1,130,000** Sold Date **14-Nov-25**

Distance **1.02km**



## 28 WHITELEY WAY PAKENHAM VIC 3810

4 2 3

Sold Price **\$1,150,000** Sold Date **13-Jan-26**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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