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	44 CLARENDON STREET PAKENHAM VIC 3810

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	$875,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Pakenham
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
3 CLENDON DRIVE OFFICER VIC 3809	$915,000	15-May-25
16 CLENDON DRIVE OFFICER VIC 3809	$920,000	13-Jun-25
121 GRANDVUE BOULEVARD OFFICER VIC 3809	$880,000	21-Feb-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: 19 June 2025

Harcourts Pakenham

Stuart Sheppard
P 03 59411200
M 0422106084
E stuart.sheppard@harcourts.com.au



3 CLENDON DRIVE OFFICER VIC 3809

4 2 2

Sold Price RS $915,000 Sold Date 15-May-25

Distance 0.28km



16 CLENDON DRIVE OFFICER VIC 3809

4 2 2

Sold Price RS $920,000 Sold Date 13-Jun-25

Distance 0.32km



121 GRANDVUE BOULEVARD OFFICER VIC 3809

4 2 2

Sold Price $880,000 Sold Date 21-Feb-25

Distance 0.84km

RS = Recent sale **UN** = Undisclosed Sale

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