

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

1/3 PARK ORCHARD DRIVE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2025

to

31 Aug 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

16 RUBUS WAY PAKENHAM VIC 3810	\$505,000	28-Jul-26
5/1 VILLAGE WAY PAKENHAM VIC 3810	\$486,000	29-Jul-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.

This Statement of Information was prepared on: 18 September 2026



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16 RUBUS WAY PAKENHAM VIC 3810 Sold Price **\$505,000** Sold Date **28-Jul-26**
Distance **0.26km**

3 1 1



5/1 VILLAGE WAY PAKENHAM VIC 3810 Sold Price **\$486,000** Sold Date **29-Jul-26**
Distance **0.26km**

3 1 1

RS = Recent sale UN = Undisclosed Sale

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