

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

4 CAMELIA WAY 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

\$715,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2024

to

31 Oct 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

6 SANDALWOOD DRIVE PAKENHAM VIC 3810	\$770,000	04-Jul-25
12 LICODIA DRIVE PAKENHAM VIC 3810	\$761,000	27-Aug-25
12 SHERRIFF RISE PAKENHAM VIC 3810	\$773,600	14-Oct-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: 15 November 2025

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**6 SANDALWOOD DRIVE
PAKENHAM VIC 3810**

 4  2  2

Sold Price

\$770,000

Sold Date

04-Jul-25

Distance

0.36km



**12 LICODIA DRIVE PAKENHAM VIC
3810**

 4  2  2

Sold Price

\$761,000

Sold Date

27-Aug-25

Distance

0.85km



**12 SHERRIFF RISE PAKENHAM VIC
3810**

 4  2  2

Sold Price

^{RS} **\$773,600**

Sold Date

14-Oct-25

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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