

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 BEN 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

\$660,000

&

\$726,000

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

8 ATKINS ROAD PAKENHAM VIC 3810	\$705,000	15-Sep-25
16 AHERN ROAD PAKENHAM VIC 3810	\$700,000	05-Feb-26
11 LEONARD COURT PAKENHAM VIC 3810	\$705,000	14-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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8 ATKINS ROAD PAKENHAM VIC 3810

 3  1  2

Sold Price

\$705,000

Sold Date

15-Sep-25

Distance

1.6km



16 AHERN ROAD PAKENHAM VIC 3810

 3  1  1

Sold Price

^{RS} **\$700,000**

Sold Date

05-Feb-26

Distance

1.81km



11 LEONARD COURT PAKENHAM VIC 3810

 3  1  2

Sold Price

\$705,000

Sold Date

14-Jan-26

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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