

## 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

8 SHIRLEY STREET 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 11 SILKY OAK STREET PAKENHAM VIC 3810 | \$687,500 | 15-Mar-26 |
| 24 MALLEE CIRCUIT PAKENHAM VIC 3810   | \$638,500 | 08-Jul-26 |
| 18 MALLEE CIRCUIT PAKENHAM VIC 3810   | \$658,500 | 15-Apr-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: 15 September 2026



**11 SILKY OAK STREET PAKENHAM  
VIC 3810**

 3  2  1

Sold Price

**\$687,500**

Sold Date

**15-Mar-26**

Distance

**0.6km**



**24 MALLEE CIRCUIT PAKENHAM  
VIC 3810**

 3  2  1

Sold Price

**\$638,500**

Sold Date

**08-Jul-26**

Distance

**0.94km**



**18 MALLEE CIRCUIT PAKENHAM  
VIC 3810**

 3  2  1

Sold Price

**\$658,500**

Sold Date

**15-Apr-26**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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