Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	40 Bluehills Boulevard Pakenham, 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$695,000 & $760,000

Median sale price

Median price	$748,413	Property Type	HOUSE	Suburb	PAKENHAM
Period - From	23-May-2025	to	21-May-2026	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	41 Cohens Way, Pakenham, Vic 3810	$727,000	19-May-2026
2	28 Armidale Drive, Pakenham, Vic 3810	$740,000	11-May-2026
3	17 Wendy Way, Pakenham, Vic 3810	$735,500	07-May-2026

This statement of information was prepared on 21-May-2026 at 5:01:57 PM AEST