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	7/3 LIMA PLACE 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	$460,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Jan 2025	to	31 Dec 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
39 BIANCA COURT PAKENHAM VIC 3810	$492,000	30-Jun-25
24 WEEBILL WAY PAKENHAM VIC 3810	$500,000	28-Aug-25
33 LUELLA LANE PAKENHAM VIC 3810	$508,000	19-Jun-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.~~

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39 BIANCA COURT PAKENHAM VIC 3810 Sold Price **$492,000** Sold Date **30-Jun-25**

3 1 1 Distance **4.17km**



24 WEEBILL WAY PAKENHAM VIC 3810 Sold Price **$500,000** Sold Date **28-Aug-25**

3 2 1 Distance **3.89km**



33 LUELLA LANE PAKENHAM VIC 3810 Sold Price **$508,000** Sold Date **19-Jun-25**

3 2 2 Distance **4.08km**

RS = Recent sale **UN** = Undisclosed Sale

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