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	29/18-20 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	$455,000	&	$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,500	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
34/11 HAWK AVENUE PAKENHAM VIC 3810	$487,500	11-Nov-25
30 SIR THOMAS DRIVE PAKENHAM VIC 3810	$480,000	-
12/107 ARMY ROAD PAKENHAM VIC 3810	$491,000	21-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.~~

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34/11 HAWK AVENUE PAKENHAM VIC 3810

1 1 1

Sold Price **$487,500** Sold Date **11-Nov-25**

Distance **1.88km**



30 SIR THOMAS DRIVE PAKENHAM VIC 3810

2 1 1

Sold Price **$480,000** Sold Date **-**

Distance **0.96km**



12/107 ARMY ROAD PAKENHAM VIC 3810

2 1 1

Sold Price **$491,000** Sold Date **21-Oct-25**

Distance **0.56km**

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

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