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 CASPIAN CHASE 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	$760,000	&	$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Pakenham
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
5 CASPIAN CHASE PAKENHAM VIC 3810	$780,000	12-Mar-25
8 WATERSIDE DRIVE PAKENHAM VIC 3810	$820,000	27-Feb-25
16 ILLAWARRA WAY PAKENHAM VIC 3810	$830,000	06-Feb-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.~~

This Statement of Information was prepared on: 29 May 2025

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5 CASPIAN CHASE PAKENHAM VIC 3810

4 2 2

Sold Price **$780,000** Sold Date **12-Mar-25**

Distance **0.05km**



8 WATERSIDE DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price **$820,000** Sold Date **27-Feb-25**

Distance **0.49km**



16 ILLAWARRA WAY PAKENHAM VIC 3810

4 2 2

Sold Price **$830,000** Sold Date **06-Feb-25**

Distance **0.68km**

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

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