

## 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

32 OSBORN GROVE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2024

to

31 Jul 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 21 LEIGH DRIVE PAKENHAM VIC 3810    | \$670,000 | 28-Mar-25 |
| 17 POWNCEBY COURT PAKENHAM VIC 3810 | \$681,000 | 12-Jun-25 |
| 14 CAITLIN DRIVE PAKENHAM VIC 3810  | \$690,000 | 10-Apr-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: 19 August 2025



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**21 LEIGH DRIVE PAKENHAM VIC 3810**

3 2 2

Sold Price

**\$670,000**

Sold Date

**28-Mar-25**

Distance

**0.76km**



**17 POWNCEBY COURT PAKENHAM VIC 3810**

3 2 2

Sold Price

<sup>RS</sup> **\$681,000**

Sold Date

**12-Jun-25**

Distance

**0.46km**



**14 CAITLIN DRIVE PAKENHAM VIC 3810**

3 2 3

Sold Price

**\$690,000**

Sold Date

**10-Apr-25**

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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