

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

Lot 1- 78 THEWLIS ROAD 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

\$379,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Land

Suburb

Pakenham

Period-from

01 Feb 2025

to

31 Jan 2026

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

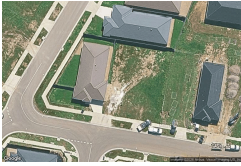
Date of sale

3 VALBERG WAY PAKENHAM VIC 3810	\$380,000	27-Oct-25
19 BARLOW STREET OFFICER VIC 3809	\$405,000	22-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.

This Statement of Information was prepared on: 03 February 2026

**3 VALBERG WAY PAKENHAM VIC
3810**

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Sold Price

\$380,000

Sold Date

27-Oct-25

Distance

0.28km**19 BARLOW STREET OFFICER VIC
3809**

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Sold Price

\$405,000

Sold Date

22-Oct-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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