

## 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 2- 76 THEWLIS ROAD PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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**

Sold Price

**\$380,000**

Sold Date

**27-Oct-25**
 4
  2
  -

Distance

**0.28km**

**19 BARLOW STREET OFFICER VIC  
3809**

Sold Price

**\$405,000**

Sold Date

**22-Oct-25**
 -
  -
  2

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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