

# 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 Caversham Drive, Pakenham Vic 3810

### Indicative selling price

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

Range between \$580,000

&

\$620,000

### Median sale price

Median price \$650,000

Property Type House

Suburb Pakenham

Period - From 01/10/2024

to 31/12/2024

Source REIV

### 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 six 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 8 Frogmores St PAKENHAM 3810   | \$600,000 | 24/12/2024   |
| 2 | 15 Frogmores St PAKENHAM 3810  | \$610,000 | 28/11/2024   |
| 3 | 5 Embling St PAKENHAM 3810     | \$625,000 | 26/09/2024   |

**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 six months.~~

This Statement of Information was prepared on:

06/02/2025 10:17

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**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median House Price**  
December quarter 2024: \$650,000



4 bedrooms 2 bathrooms 2 cars

**Property Type:** House  
**Land Size:** 336 sqm approx  
**Agent Comments**

## Comparable Properties



8 Frogmores St PAKENHAM 3810 (REI)

**Agent Comments**

3 bedrooms 2 bathrooms 2 cars

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 24/12/2024  
**Property Type:** House  
**Land Size:** 314 sqm approx



15 Frogmores St PAKENHAM 3810 (REI/VG)

**Agent Comments**

4 bedrooms 2 bathrooms 2 cars

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** House (Res)  
**Land Size:** 288 sqm approx



5 Embling St PAKENHAM 3810 (REI/VG)

**Agent Comments**

3 bedrooms 2 bathrooms 2 cars

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 26/09/2024  
**Property Type:** House  
**Land Size:** 337 sqm approx