

## 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

14 SHETLAND COURT 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

\$595,000

&

\$654,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Land

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

8 ABERDEEN HEIGHTS PAKENHAM VIC 3810	\$650,000	21-Nov-24
6 DUNDEE COURT PAKENHAM VIC 3810	\$660,000	11-Mar-25
42 MELISSA WAY PAKENHAM VIC 3810	\$651,500	28-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: 20 May 2025

# AREASPECIALIST

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**8 ABERDEEN HEIGHTS PAKENHAM VIC 3810** Sold Price **\$650,000** Sold Date **21-Nov-24**

3 2 2

Distance **0.45km**



**6 DUNDEE COURT PAKENHAM VIC 3810** Sold Price **\$660,000** Sold Date **11-Mar-25**

3 2 2

Distance **0.9km**



**42 MELISSA WAY PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$651,500** Sold Date **28-Apr-25**

3 2 2

Distance **1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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