

## 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

19 CORYMBIA PROMENADE 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

\$740,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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 ELIZA HEIGHTS PAKENHAM VIC 3810	\$780,000	17-Jan-25
4 HUME COURT PAKENHAM VIC 3810	\$790,000	20-Mar-25
53 EAGLE DRIVE PAKENHAM VIC 3810	\$760,000	27-Mar-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.~~

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# AREASPECIALIST

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**8 ELIZA HEIGHTS PAKENHAM VIC  
3810**

3 2 2

Sold Price

**\$780,000**

Sold Date

**17-Jan-25**

Distance

**0.84km**



**4 HUME COURT PAKENHAM VIC  
3810**

3 2 2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date

**20-Mar-25**

Distance

**4.69km**



**53 EAGLE DRIVE PAKENHAM VIC  
3810**

3 2 2

Sold Price

<sup>RS</sup> **\$760,000**

Sold Date

**27-Mar-25**

Distance

**3.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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