

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

2/23 ATLANTIC DRIVE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2024

to

30 Jun 2025

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

32/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$550,000	12-Mar-25
42/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$565,000	01-Oct-24

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: 31 July 2025

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32/23 ATLANTIC DRIVE
PAKENHAM VIC 3810

 4
  2
  2

Sold Price **\$550,000** Sold Date **12-Mar-25**

Distance **0km**



42/23 ATLANTIC DRIVE
PAKENHAM VIC 3810

 3
  2
  2

Sold Price **\$565,000** Sold Date **01-Oct-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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