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

24 MANNA GUM 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	\$690,000	&	\$730,000
Single Price	between	φ090,000	α	\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$680,000	Prop	erty type		House	Suburb	Pakenham
Period-from	01 Nov 2024	to	31 Oct 2	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
7 SWAMP GUM CLOSE PAKENHAM VIC 3810	\$740,000	24-Jun-25
34 GLENVISTA ROAD PAKENHAM VIC 3810	\$695,000	21-Oct-25
11 FIELD STREET PAKENHAM VIC 3810	\$717,700	30-Sep-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: 12 November 2025



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7 SWAMP GUM CLOSE PAKENHAM Sold Price VIC 3810

aa2

\$ 2

\$740,000 Sold Date 24-Jun-25

Distance

0.34km



34 GLENVISTA ROAD PAKENHAM Sold Price VIC 3810

RS \$695,000 Sold Date 21-Oct-25

Distance 0.48km



11 FIELD STREET PAKENHAM VIC 3810

Sold Price

** \$717,700 Sold Date 30-Sep-25

Distance

0.54km

⇔2 **=** 4 ₽ 2

₽ 2

RS = Recent sale

UN = Undisclosed Sale

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