

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

31 SUNDANCE PROMENADE 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2025

to

31 Dec 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

| | | |
|-------------------------------------|-----------|-----------|
| 4 CORVARA WAY PAKENHAM VIC 3810 | \$692,000 | 30-Jul-25 |
| 35 RICA ROAD PAKENHAM VIC 3810 | \$755,000 | 12-Sep-25 |
| 10 CHRISTIE COURT PAKENHAM VIC 3810 | \$765,000 | 18-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: 15 January 2026


4 CORVARA WAY PAKENHAM VIC 3810
 3  2  -

Sold Price

\$692,000

Sold Date

30-Jul-25

Distance

0.47km

35 RICA ROAD PAKENHAM VIC 3810
 4  -  -

Sold Price

\$755,000

Sold Date

12-Sep-25

Distance

0.68km

10 CHRISTIE COURT PAKENHAM VIC 3810
 4  2  2

Sold Price

\$765,000

Sold Date

18-Sep-25

Distance

1.34km

26 SAMPSON DRIVE PAKENHAM VIC 3810
 4  2  -

Sold Price

\$790,000

Sold Date

22-Oct-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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