

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

4 BEN 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2024

to

31 Oct 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

5 RENLIK COURT PAKENHAM VIC 3810	\$700,000	10-Jul-25
11 FIELD STREET PAKENHAM VIC 3810	\$717,700	30-Sep-25
5 MARQUIS COURT PAKENHAM VIC 3810	\$715,000	24-Oct-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: 14 November 2025

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5 RENLIK COURT PAKENHAM VIC 3810

 4  2  2

Sold Price

\$700,000

Sold Date

10-Jul-25

Distance

0.45km



11 FIELD STREET PAKENHAM VIC 3810

 4  2  2

Sold Price

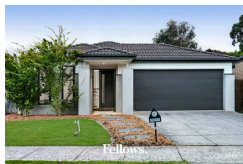
^{RS} **\$717,700**

Sold Date

30-Sep-25

Distance

0.75km



5 MARQUIS COURT PAKENHAM VIC 3810

 4  2  2

Sold Price

^{RS} **\$715,000**

Sold Date

24-Oct-25

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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