## 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 LISA AVENUE 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 \$750,000 & \$825,00
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### 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	
84 GREENDALE BOULEVARD PAKENHAM VIC 3810	795000	24-Sep-25	
7 LISA AVENUE PAKENHAM VIC 3810	810000	30-Oct-25	
51 GREENDALE BOULEVARD PAKENHAM VIC 3810	830000	28-May-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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84 GREENDALE BOULEVARD **PAKENHAM VIC 3810** 

₾ 2 ⇔ 2 Sold Price

795000 Sold Date 24-Sep-25

Distance 0.37km



**7 LISA AVENUE PAKENHAM VIC** 3810

₽ 2

Sold Price

<sup>RS</sup>810000 Sold Date **30-Oct-25** 

Distance 0.06km



51 GREENDALE BOULEVARD **PAKENHAM VIC 3810** 

四 4 ₽ 2 Sold Price

830000 Sold Date 28-May-25

Distance 0.14km



70 GREENDALE BOULEVARD **PAKENHAM VIC 3810** 

**4** 

四 4

₾ 2

⇔ 2

Sold Price

**786000** Sold Date **11-Nov-25** 

Distance

0.31km

RS = Recent sale UN = Undisclosed Sale

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