

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

&

\$825,000

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

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**

 4  2  2

Sold Price **795000** Sold Date **24-Sep-25**

Distance **0.37km**



**7 LISA AVENUE PAKENHAM VIC
3810**

 4  2  2

Sold Price ^{RS} **810000** Sold Date **30-Oct-25**

Distance **0.06km**



**51 GREENDALE BOULEVARD
PAKENHAM VIC 3810**

 4  2  2

Sold Price **830000** Sold Date **28-May-25**

Distance **0.14km**



**70 GREENDALE BOULEVARD
PAKENHAM VIC 3810**

 4  2  2

Sold Price ^{RS} **786000** Sold Date **11-Nov-25**

Distance **0.31km**

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

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