

## 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

65 ATLANTIC DRIVE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

32/23 ATLANTIC DRIVE PAKENHAM VIC 3810	\$550,000	12-Mar-25
35 ATLANTIC DRIVE PAKENHAM VIC 3810	\$532,500	13-Mar-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: 02 May 2025

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**32/23 ATLANTIC DRIVE  
PAKENHAM VIC 3810**
 2  2  2

Sold Price

**\$550,000**

Sold Date

**12-Mar-25**

Distance

**0km**

**35 ATLANTIC DRIVE PAKENHAM  
VIC 3810**
 3  2  -

Sold Price

**\$532,500**

Sold Date

**13-Mar-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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