

# 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 70 DUNBARTON 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)

Single price  or range between  \$650,000 &  \$715,000

### Median sale price

Median price  \$688,692

Property type  House

Suburb  Pakenham

Period - From  July 2024

to

Dec 2024

Source  RP Data – Core Logic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 1 ELIZABETH COURT PAKENHAM VIC 3810	\$700,000	19/12/2024
2. 13 BOHEMIA CRESCENT PAKENHAM VIC 3810	\$700,000	12/03/2025
3. 81 EBONY DRIVE PAKENHAM VIC 3810	\$675,000	07/03/2025

This Statement of Information was prepared on:  19/03/2025