

## 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

8 CASPIAN CHASE PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

5 CASPIAN CHASE PAKENHAM VIC 3810	\$780,000	12-Mar-25
8 WATERSIDE DRIVE PAKENHAM VIC 3810	\$820,000	27-Feb-25
16 ILLAWARRA WAY PAKENHAM VIC 3810	\$830,000	06-Feb-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: 29 May 2025



**5 CASPIAN CHASE PAKENHAM VIC 3810** Sold Price **\$780,000** Sold Date **12-Mar-25**

4 2 2

Distance **0.05km**



**8 WATERSIDE DRIVE PAKENHAM VIC 3810** Sold Price **\$820,000** Sold Date **27-Feb-25**

4 2 2

Distance **0.49km**



**16 ILLAWARRA WAY PAKENHAM VIC 3810** Sold Price **\$830,000** Sold Date **06-Feb-25**

4 2 2

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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