

## 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 ISABEL STREET 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

\$949,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2025

to

31 Dec 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

28 SUNDEW CRESCENT PAKENHAM VIC 3810	\$950,000	17-Sep-25
4 CLARENDON STREET PAKENHAM VIC 3810	\$940,000	09-Nov-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: 31 January 2026



**28 SUNDEW CRESCENT  
PAKENHAM VIC 3810**

 4  2  2

Sold Price **\$950,000** Sold Date **17-Sep-25**

Distance **0.74km**



**4 CLARENDON STREET  
PAKENHAM VIC 3810**

 4  2  2

Sold Price **\$940,000** Sold Date **09-Nov-25**

Distance **1.96km**

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

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