

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	9 Deed Drive, Pakenham, VIC 3810
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$880,000	&	\$960,000
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Median sale price

Median price	\$665,000	Property Type	House	Suburb	Pakenham (3810)
Period - From	30/07/2024	to	19/08/2025	Source	REA

Comparable property sales

A	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.
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Address of comparable property	Price	Date of sale
12 CARRINGTON DRIVE, PAKENHAM VIC 3810	\$950,000	18/06/2025
22 BEARTOOTH COURT, PAKENHAM VIC 3810	\$955,000	17/04/2025
68 LIVINGSTONE BOULEVARD, PAKENHAM VIC 3810	\$930,000	05/05/2025

This Statement of Information was prepared on:	19/08/2025
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