

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

1 MANNA GUM DRIVE PAKENHAM VIC 3810

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2025

to

28 Feb 2026

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

4 HIGHGROVE DRIVE PAKENHAM VIC 3810	\$820,000	10-Feb-26
37 VANTAGE DRIVE PAKENHAM VIC 3810	\$832,000	13-Feb-26
39 VANTAGE DRIVE PAKENHAM VIC 3810	\$808,250	12-Mar-26

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 March 2026

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4 HIGHGROVE DRIVE PAKENHAM VIC 3810

 4  2  2

Sold Price

^{RS}

\$820,000

Sold Date

10-Feb-26

Distance

1.65km



37 VANTAGE DRIVE PAKENHAM VIC 3810

 4  2  2

Sold Price

^{RS}

\$832,000

Sold Date

13-Feb-26

Distance

1.8km



39 VANTAGE DRIVE PAKENHAM VIC 3810

 4  2  2

Sold Price

^{RS}

\$808,250

Sold Date

12-Mar-26

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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