

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

44 CUMBERLAND 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

\$729,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2025

to

30 Jun 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

24 SALVIA AVENUE PAKENHAM VIC 3810	\$728,000	16-Jul-25
9 MUSCARI DRIVE PAKENHAM VIC 3810	\$740,000	29-Sep-25
61 DOWNING SQUARE PAKENHAM VIC 3810	\$745,000	24-Jul-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: 16 July 2026


**24 SALVIA AVENUE PAKENHAM
VIC 3810**

 4
  2
  2

Sold Price

\$728,000

Sold Date

16-Jul-25

Distance

0.3km

**9 MUSCARI DRIVE PAKENHAM VIC
3810**

 4
  2
  2

Sold Price

\$740,000

Sold Date

29-Sep-25

Distance

0.38km

**61 DOWNING SQUARE PAKENHAM
VIC 3810**

 4
  2
  2

Sold Price

\$745,000

Sold Date

24-Jul-25

Distance

2.8km

**17 JULES WAY PAKENHAM VIC
3810**

 4
  2
  -

Sold Price

\$791,450

Sold Date

22-May-25

Distance

3.24km

**7 MONTEREY WAY PAKENHAM
VIC 3810**

 4
  2
  2

Sold Price

\$825,000

Sold Date

28-Mar-26

Distance

3.28km

**5 CLARENDON STREET
PAKENHAM VIC 3810**

 4
  2
  2

Sold Price

\$740,000

Sold Date

18-Jun-25

Distance

3.33km

RS = Recent sale

UN = Undisclosed Sale

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