

# 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

75 The Parkway, Pakenham, Vic 3810


### Indicative selling price

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

range between \$780,000 & \$850,000

### Median sale price

Median price \$723,000 Property type *House* Suburb Pakenham

Period - From 01/01/2026 to 31/03/2026 Source  PropTrack

### 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 six 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
15 Vilella Drive, Pakenham, VIC 3810	\$835,000	12/03/2026
22 Shakespeare Grove, Officer, VIC 3809	\$863,000	10/03/2026
8 Birch Court, Pakenham, VIC 3810	\$790,000	25/03/2026

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 six months.~~

This Statement of Information was prepared on: 30/04/2026