

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 DAVID STREET 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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 VALENCIA LANE PAKENHAM VIC 3810	\$650,000	24-Jan-26
10 POINTER DRIVE PAKENHAM VIC 3810	\$679,000	25-Sep-25
17 JENNIFER COURT PAKENHAM VIC 3810	\$660,000	26-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: 18 March 2026

AREASPECIALIST

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4 VALENCIA LANE PAKENHAM VIC 3810 Sold Price **\$650,000** Sold Date **24-Jan-26**

3 2 2

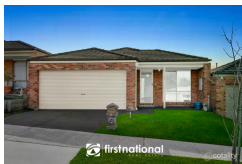
Distance **0.43km**



10 POINTER DRIVE PAKENHAM VIC 3810 Sold Price **\$679,000** Sold Date **25-Sep-25**

3 2 2

Distance **1.46km**



17 JENNIFER COURT PAKENHAM VIC 3810 Sold Price **\$660,000** Sold Date **26-Nov-25**

3 2 2

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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