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<br>Including suburb and postcode | 2 OAKTREE 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 | $1,800,000 | & | $1,980,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $720,000 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Aug 2025 | to | 31 Jul 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 |
|---|---|---|
| 47 RYAN ROAD PAKENHAM VIC 3810 | $1,800,000 | 15-Dec-25 |
| 3 PINEHILL DRIVE PAKENHAM VIC 3810 | $1,440,000 | 19-Mar-26 |
| 1B MEEKING DRIVE PAKENHAM VIC 3810 | $2,250,000 | 08-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: 28 August 2026

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**47 RYAN ROAD PAKENHAM VIC 3810**

3 2 2

Sold Price **$1,800,000** Sold Date **15-Dec-25**

Distance **1.67km**



**3 PINEHILL DRIVE PAKENHAM VIC 3810**

5 2 3

Sold Price **$1,440,000** Sold Date **19-Mar-26**

Distance **1.27km**



**1B MEEKING DRIVE PAKENHAM VIC 3810**

4 2 8

Sold Price **$2,250,000** Sold Date **08-Jul-25**

Distance **3.56km**

**RS** = Recent sale **UN** = Undisclosed Sale

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