

## 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

14 IRVING ROAD PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1 ELIZABETH COURT PAKENHAM VIC 3810     | \$700,000 | 19-Dec-24 |
| 73 EAGLE DRIVE PAKENHAM VIC 3810        | \$755,000 | 15-Nov-24 |
| 24 BLUEGRASS CRESCENT PAKENHAM VIC 3810 | \$725,000 | 24-Jan-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: 08 May 2025

# AREASPECIALIST

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## 1 ELIZABETH COURT PAKENHAM VIC 3810

4 2 2

Sold Price

**\$700,000**

Sold Date

**19-Dec-24**

Distance

**0.31km**



## 73 EAGLE DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price

**\$755,000**

Sold Date

**15-Nov-24**

Distance

**0.77km**



## 24 BLUEGRASS CRESCENT PAKENHAM VIC 3810

4 2 2

Sold Price

**\$725,000**

Sold Date

**24-Jan-25**

Distance

**1.3km**

RS = Recent sale

UN = Undisclosed Sale

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