

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 ADRIAN 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2024

to

30 Jun 2025

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

9 ILLAWARRA WAY PAKENHAM VIC 3810	\$805,000	22-May-25
3 CORYMBIA PROMENADE PAKENHAM VIC 3810	\$765,000	08-May-25
19 VANTAGE DRIVE PAKENHAM VIC 3810	\$780,000	18-Feb-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: 29 July 2025


**9 ILLAWARRA WAY PAKENHAM
VIC 3810**

 4
  2
  2

Sold Price

\$805,000

Sold Date

22-May-25

Distance

0.44km

**3 CORYMBIA PROMENADE
PAKENHAM VIC 3810**

 4
  2
  2

Sold Price

\$765,000

Sold Date

08-May-25

Distance

0.45km

**19 VANTAGE DRIVE PAKENHAM
VIC 3810**

 4
  2
  2

Sold Price

\$780,000

Sold Date

18-Feb-25

Distance

0.98km
RS = Recent sale

UN = Undisclosed Sale

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