

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

5 AYESHA RISE 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

\$715,000

&

\$786,500

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

1 FALLINGWATER DRIVE PAKENHAM VIC 3810	\$750,000	03-Jun-25
7 SWAMP GUM CLOSE PAKENHAM VIC 3810	\$740,000	24-Jun-25
3 CORYMBIA PROMENADE PAKENHAM VIC 3810	\$765,000	08-May-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

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**1 FALLINGWATER DRIVE
PAKENHAM VIC 3810**

 4  2  2

Sold Price

^{RS} **\$750,000** Sold Date **03-Jun-25**

Distance **1.42km**



**7 SWAMP GUM CLOSE PAKENHAM
VIC 3810**

 4  2  2

Sold Price

\$740,000 Sold Date **24-Jun-25**

Distance **0.3km**



**3 CORYMBIA PROMENADE
PAKENHAM VIC 3810**

 4  2  2

Sold Price

\$765,000 Sold Date **08-May-25**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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