

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	22 Cabernet Way Pakenham, 3810
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$650,000 & \$715,000
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### Median sale price

Median price	\$700,000	Property Type	HOUSE	Suburb	PAKENHAM
Period - From	01-Mar-2025	to	28-Feb-2026	Source	Cotality

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	20 HARTNEY AVENUE PAKENHAM VIC 3810	\$619,000	19-Feb-2026
2	11 MERLOT ROAD PAKENHAM VIC 3810	\$620,000	23-Feb-2026
3	15 MERLOT ROAD PAKENHAM VIC 3810	\$695,000	26-Feb-2026

This statement of information was prepared on 11-Mar-2026 at 10:43:34 AM AEDT