

## 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	40 Bluehills Boulevard Pakenham, 3810
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### Indicative selling price

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

Range between	\$790,000 & \$830,000
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### Median sale price

Median price	\$748,413	Property Type	HOUSE	Suburb	PAKENHAM
Period - From	23-Jan-2025	to	21-Jan-2026	Source	REA

### 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 Kaprun Way, Pakenham, Vic 3810	\$810,000	16-Dec-2025
2	68 Storey Drive, Pakenham, Vic 3810	\$825,000	12-Dec-2025
3	4 Stirrup Court, Pakenham, Vic 3810	\$850,000	11-Dec-2025

This statement of information was prepared on 22-Jan-2026 at 11:05:03 AM AEDT