

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

3 PAPERBARK 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2025

to

30 Jun 2026

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

13 MANCHESTER BOULEVARD OFFICER VIC 3809	\$585,000	27-Mar-26
21 MACQUARIE CIRCUIT PAKENHAM VIC 3810	\$610,000	15-May-26

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: 06 July 2026



**13 MANCHESTER BOULEVARD
OFFICER VIC 3809**

 2  1  1

Sold Price

\$585,000

Sold Date

27-Mar-26

Distance

2km



**21 MACQUARIE CIRCUIT
PAKENHAM VIC 3810**

 2  1  1

Sold Price

\$610,000

Sold Date

15-May-26

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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