

## 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

13 BLUEHILLS BOULEVARD PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,250

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2025

to

31 Jul 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 33 VIOLA AVENUE PAKENHAM VIC 3810 | \$810,000 | 24-Apr-26 |
| 24 VIOLA AVENUE PAKENHAM VIC 3810 | \$740,000 | 09-Apr-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: 04 August 2026

Matt Clark- DIRECTOR

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**33 VIOLA AVENUE PAKENHAM VIC 3810**

Sold Price

**\$810,000** Sold Date **24-Apr-26**

4 2 2

Distance **0.19km**



**24 VIOLA AVENUE PAKENHAM VIC 3810**

Sold Price

**\$740,000** Sold Date **09-Apr-26**

3 2 3

Distance **0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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