

## 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

21 LOTUS STREET 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,250

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

40 LOTUS STREET PAKENHAM VIC 3810	\$750,000	29-Apr-26
104 PARK ORCHARD DRIVE PAKENHAM VIC 3810	\$747,500	25-Feb-26
32 ROSELLA AVENUE PAKENHAM VIC 3810	\$745,000	05-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: 08 July 2026



**40 LOTUS STREET PAKENHAM VIC 3810** Sold Price **\$750,000** Sold Date **29-Apr-26**

 4  2  2

Distance **0.08km**



**104 PARK ORCHARD DRIVE PAKENHAM VIC 3810** Sold Price **\$747,500** Sold Date **25-Feb-26**

 4  2  2

Distance **0.09km**



**32 ROSELLA AVENUE PAKENHAM VIC 3810** Sold Price **\$745,000** Sold Date **05-Apr-26**

 3  2  2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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