

## 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

106 MANNA GUM DRIVE 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2024

to

31 July 2025

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

42 MELISSA WAY PAKENHAM VIC 3810	\$651,500	28-Apr-25
4 CHERRY BLOSSOM CHASE PAKENHAM VIC 3810	\$659,000	01-Jul-25
20 ORCHARD VALLEY AVENUE PAKENHAM VIC 3810	\$673,000	23-Jun-25

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: 02 July 2025


**42 MELISSA WAY PAKENHAM VIC  
3810**
 3   
  2   
  2

Sold Price

**\$651,500**

Sold Date

**28-Apr-25**

Distance

**1.8km**

**4 CHERRY BLOSSOM CHASE  
PAKENHAM VIC 3810**
 3   
  2   
  2

Sold Price

**\$659,000**

Sold Date

**01-Jul-25**

Distance

**1.83km**

**20 ORCHARD VALLEY AVENUE  
PAKENHAM VIC 3810**
 3   
  2   
  2

Sold Price

**\$673,000**

Sold Date

**23-Jun-25**

Distance

**1.92km**

RS = Recent sale

UN = Undisclosed Sale

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