

# 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

Lot 4, 59 Peck Road, Pakenham

### Indicative selling price

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

Single price

### Median sale price

Median price

\$ 630,000

Property type

Land

Suburb

Pakenham

Period - From

Jan 25

to

Mar 25

Source

Realestate.com.au

### 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
16 Bursaria Grove, Officer	\$465,000	25 Feb 25
9 Heartworth Close, Officer	\$500,000	30 Jan 25
31 Tivendlae Road, Officer	\$1,500,000.00	6 Jan 25

This Statement of Information was prepared on: 20/03/2025