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	18 ELDERBERRY WAY 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	$685,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$528,500	Property type	Unit	Suburb	Pakenham
Period-from	01 May 2025	to	30 Apr 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
31 MIRABELLE STREET PAKENHAM VIC 3810	$740,000	03-Mar-26
3 CHERRY BLOSSOM CHASE PAKENHAM VIC 3810	$696,000	15-Feb-26
21 UNION AVENUE PAKENHAM VIC 3810	$750,000	04-Mar-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: 12 May 2026

OBrien Real Estate

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31 MIRABELLE STREET PAKENHAM VIC 3810

4 2 2

Sold Price **$740,000** Sold Date **03-Mar-26**

Distance **0.16km**



3 CHERRY BLOSSOM CHASE PAKENHAM VIC 3810

4 2 2

Sold Price **$696,000** Sold Date **15-Feb-26**

Distance **0.28km**



21 UNION AVENUE PAKENHAM VIC 3810

4 2 2

Sold Price **$750,000** Sold Date **04-Mar-26**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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