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<br>Including suburb and postcode | 1 CENTRAL AVENUE 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 | $680,000 | & | $740,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $715,000 | 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 |
|---|---|---|
| 11 FIELD STREET PAKENHAM VIC 3810 | $717,700 | 30-Sep-25 |
| 16 ALGERD WAY PAKENHAM VIC 3810 | $715,000 | 02-Mar-25 |
| 7 YOUNG STREET PAKENHAM VIC 3810 | $705,000 | 23-Feb-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: 06 July 2026

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**11 FIELD STREET PAKENHAM VIC 3810**

4 2 2

Sold Price **$717,700** Sold Date **30-Sep-25**

Distance **0.15km**



**16 ALGERD WAY PAKENHAM VIC 3810**

4 2 2

Sold Price **$715,000** Sold Date **02-Mar-25**

Distance **0.17km**



**7 YOUNG STREET PAKENHAM VIC 3810**

4 2 2

Sold Price **$705,000** Sold Date **23-Feb-26**

Distance **0.21km**

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

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