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	20 FITZROY STREET 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Jun 2025	to	31 May 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 HAMMOND CRESCENT OFFICER VIC 3809	$629,000	06-May-26
1/12 ETHAN COURT PAKENHAM VIC 3810	$622,000	29-Jan-26
10/11 HOWQUA PLACE PAKENHAM VIC 3810	$580,000	16-Jan-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: 25 June 2026

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31 HAMMOND CRESCENT OFFICER VIC 3809

3 2 2

Sold Price RS $629,000 Sold Date 06-May-26

Distance 0.77km



1/12 ETHAN COURT PAKENHAM VIC 3810

3 2 2

Sold Price $622,000 Sold Date 29-Jan-26

Distance 0.74km



10/11 HOWQUA PLACE PAKENHAM VIC 3810

3 2 2

Sold Price $580,000 Sold Date 16-Jan-26

Distance 1.63km

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

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