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	1 MCGILL COURT 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	$675,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	House	Suburb	Pakenham
Period-from	01 Dec 2024	to	30 Nov 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
6 DAMIEN COURT PAKENHAM VIC 3810	$677,000	24-Sep-25
9 TORRE ROAD PAKENHAM VIC 3810	$690,000	20-Oct-25
34 PARMAN AVENUE PAKENHAM VIC 3810	$706,000	02-Oct-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: 09 December 2025

Harcourts Pakenham

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6 DAMIEN COURT PAKENHAM VIC 3810

3 2 2

Sold Price **$677,000** Sold Date **24-Sep-25**

Distance **0.71km**



9 TORRE ROAD PAKENHAM VIC 3810

3 2 2

Sold Price **$690,000** Sold Date **20-Oct-25**

Distance **0.7km**



34 PARMAN AVENUE PAKENHAM VIC 3810

3 2 2

Sold Price RS **$706,000** Sold Date **02-Oct-25**

Distance **0.9km**

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

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