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	11 ORCHARD VALLEY 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Pakenham
Period-from	01 Nov 2024	to	31 Oct 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
8 ELDERBERRY WAY PAKENHAM VIC 3810	$677,500	22-Oct-25
20 ORCHARD VALLEY AVENUE PAKENHAM VIC 3810	$673,000	23-Jun-25
3 LOZ COURT PAKENHAM VIC 3810	$650,000	15-Sep-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: 26 November 2025

Harcourts Pakenham

Stacey Kett
M 0427079179
E stacey.kett@harcourts.com.au



8 ELDERBERRY WAY PAKENHAM VIC 3810

3 2 2

Sold Price RS $677,500 Sold Date 22-Oct-25

Distance 0.07km



20 ORCHARD VALLEY AVENUE PAKENHAM VIC 3810

3 2 2

Sold Price $673,000 Sold Date 23-Jun-25

Distance 0.11km



3 LOZ COURT PAKENHAM VIC 3810

3 2 2

Sold Price $650,000 Sold Date 15-Sep-25

Distance 0.26km

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

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