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 | 2 HAMISH 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 | & | $748,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $680,000 | 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 |
|---|---|---|
| 4 HAMISH AVENUE PAKENHAM VIC 3810 | $690,000 | 05-Jul-24 |
| 49 VILLELLA DRIVE PAKENHAM VIC 3810 | $747,000 | 16-Aug-24 |
| | | |

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: 02 December 2025

Harcourts Pakenham

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**4 HAMISH AVENUE PAKENHAM VIC 3810**

4 2 2

Sold Price **$690,000** Sold Date **05-Jul-24**

Distance **0.02km**



**49 VILLELLA DRIVE PAKENHAM VIC 3810**

4 2 2

Sold Price **$747,000** Sold Date **16-Aug-24**

Distance **0.21km**

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

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