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	4/30 GRAND CENTRAL BOULEVARD 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	$550,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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
2 REMBRANDT COURT PAKENHAM VIC 3810	$597,000	30-Apr-25
110 ARMY ROAD PAKENHAM VIC 3810	$580,000	06-Mar-25
4 REGINALD CLOSE PAKENHAM VIC 3810	$586,000	25-Mar-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: 21 July 2025

Harcourts Pakenham

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2 REMBRANDT COURT PAKENHAM VIC 3810

3 2 1

Sold Price **$597,000** Sold Date **30-Apr-25**

Distance **1.3km**



110 ARMY ROAD PAKENHAM VIC 3810

3 2 2

Sold Price **$580,000** Sold Date **06-Mar-25**

Distance **3.03km**



4 REGINALD CLOSE PAKENHAM VIC 3810

3 2 2

Sold Price **$586,000** Sold Date **25-Mar-25**

Distance **1.91km**

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

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