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 POWNCEBY 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	$730,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Pakenham
Period-from	01 Aug 2024	to	31 Jul 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
5 HAWK AVENUE PAKENHAM VIC 3810	$780,000	05-Jun-25
130 AHERN ROAD PAKENHAM VIC 3810	$770,000	17-Jun-25
4 MCINNES COURT PAKENHAM VIC 3810	$780,000	28-May-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: 06 August 2025

Harcourts Pakenham

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5 HAWK AVENUE PAKENHAM VIC 3810

4 2 2

Sold Price RS $780,000 Sold Date 05-Jun-25

Distance 0.53km



130 AHERN ROAD PAKENHAM VIC 3810

4 2 2

Sold Price RS $770,000 Sold Date 17-Jun-25

Distance 0.61km



4 MCINNES COURT PAKENHAM VIC 3810

4 2 2

Sold Price $780,000 Sold Date 28-May-25

Distance 0.77km

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

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