Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 and 9/12 Ethan Court Pakenham, 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$580,000 & $635,000

Median sale price

Median price	$519,000	Property Type	TOWNHOUSE	Suburb	PAKENHAM
Period - From	01-Jun-2024	to	31-May-2025	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	12/12 Ethan Court, Pakenham	$620,000	19-Aug-2025
2	16/12 Ethan Court, Pakenham	$610,000	05-Sep-2025
3	26/12 Ethan Court Pakenham	$607,000	14-Jul-2025

This statement of information was prepared on 17-Feb-2026 at 7:00:06 PM AEDT