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	42 EDENBROOK CIRCUIT 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	$685,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	House	Suburb	Pakenham
Period-from	01 May 2024	to	30 Apr 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
53 VICTORY DRIVE PAKENHAM VIC 3810	$720,000	05-Mar-25
35 EDENBROOK CIRCUIT PAKENHAM VIC 3810	$700,000	17-Mar-25
3 PASHANGER COURT PAKENHAM VIC 3810	$720,000	30-Dec-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: 14 May 2025

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53 VICTORY DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price **$720,000** Sold Date **05-Mar-25**

Distance **0.46km**



35 EDENBROOK CIRCUIT PAKENHAM VIC 3810

4 2 2

Sold Price **$700,000** Sold Date **17-Mar-25**

Distance **0.1km**



3 PASHANGER COURT PAKENHAM VIC 3810

4 2 2

Sold Price **$720,000** Sold Date **30-Dec-24**

Distance **0.99km**

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

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