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 TIPPERARY 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	$670,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	House	Suburb	Pakenham
Period-from	01 Nov 2024	to	31 Oct 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
33 FALLINGWATER DRIVE PAKENHAM VIC 3810	$700,000	03-Nov-25
5 HAWK AVENUE PAKENHAM VIC 3810	$780,000	05-Jun-25
14 EDAN COURT PAKENHAM VIC 3810	$690,000	26-Aug-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: 17 November 2025

AREASPECIALIST
Stacey Woodfield
M 0403503524
E staceyw@areaspecialist.com.au



33 FALLINGWATER DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price RS $700,000 Sold Date 03-Nov-25

Distance 0.17km



5 HAWK AVENUE PAKENHAM VIC 3810

3 2 2

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

Distance 0.63km



14 EDAN COURT PAKENHAM VIC 3810

3 2 2

Sold Price RS $690,000 Sold Date 26-Aug-25

Distance 0.61km

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

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.
While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2025. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.