

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 18 Smethurst Avenue, Pakenham, VIC 3810

Indicative selling price

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

Price Range

\$659,000

&

\$719,000

Median sale price

Median price

\$655,000

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

Comparable property sales

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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
32 HOWEY ROAD, PAKENHAM VIC 3810	\$691,500	04/02/2025
4 HOLT PLACE, PAKENHAM VIC 3810	\$668,000	31/01/2025
8 AZURE COURT, PAKENHAM VIC 3810	\$695,000	14/01/2025

This Statement of Information was prepared on: 11/02/2025