

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 AMY CLOSE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2024

to

30 Nov 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 LEONARD COURT PAKENHAM VIC 3810	\$600,000	01-Jul-25
46 ARLINGTON AVENUE PAKENHAM VIC 3810	\$631,000	14-Oct-25
21 NEWBURY STREET PAKENHAM VIC 3810	\$663,500	19-Sep-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: 11 December 2025



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**5 LEONARD COURT PAKENHAM
VIC 3810**

3 1 1

Sold Price

\$600,000

Sold Date

01-Jul-25

Distance

0.43km



**46 ARLINGTON AVENUE
PAKENHAM VIC 3810**

3 2 1

Sold Price

\$631,000

Sold Date

14-Oct-25

Distance

0.47km



**21 NEWBURY STREET PAKENHAM
VIC 3810**

3 2 1

Sold Price

\$663,500

Sold Date

19-Sep-25

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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