

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 MATTHEWS COURT 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

\$630,000

&

\$680,000

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

4 PARGETER COURT PAKENHAM VIC 3810	\$655,000	24-Aug-25
44 SMETHURST AVENUE PAKENHAM VIC 3810	\$655,000	13-Sep-25
5/19-21 ROGERS STREET PAKENHAM VIC 3810	\$630,500	20-Nov-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: 10 December 2025

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**4 PARGETER COURT PAKENHAM
VIC 3810**
 3  1  1

Sold Price

\$655,000

 Sold Date **24-Aug-25**

 Distance **0.34km**

**44 SMETHURST AVENUE
PAKENHAM VIC 3810**
 3  1  2

Sold Price

 Sold Date **13-Sep-25**

 Distance **0.59km**

**5/19-21 ROGERS STREET
PAKENHAM VIC 3810**
 3  1  2

Sold Price

^{RS} **\$630,500**

 Sold Date **20-Nov-25**

 Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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