

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

12 KELLY 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

\$689,000

&

\$757,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Land

Suburb

Pakenham

Period-from

01 Apr 2024

to

31 Mar 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

61 BARRINGTON DRIVE PAKENHAM VIC 3810	\$760,000	17-Mar-25
7 HILLRISE COURT PAKENHAM VIC 3810	\$730,000	22-Jan-25
8 ELIZA HEIGHTS PAKENHAM VIC 3810	\$780,000	17-Jan-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: 7th April 2025



**61 BARRINGTON DRIVE
PAKENHAM VIC 3810**

4 2 2

Sold Price

^{RS} **\$760,000** Sold Date **17-Mar-25**

Distance **1.57km**



**7 HILLRISE COURT PAKENHAM VIC
3810**

4 2 2

Sold Price

\$730,000 Sold Date **22-Jan-25**

Distance **1.68km**



**8 ELIZA HEIGHTS PAKENHAM VIC
3810**

3 2 2

Sold Price

\$780,000 Sold Date **17-Jan-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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