

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

2/39 TUSCANY RISE 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2024

to

30 Sep 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

7/98 AHERN ROAD PAKENHAM VIC 3810

\$485,000

13-May-25

13/31 SYME ROAD PAKENHAM VIC 3810

\$504,000

26-Aug-25

60 COACH CIRCUIT PAKENHAM VIC 3810

\$540,100

02-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: 16 October 2025



**7/98 AHERN ROAD PAKENHAM
VIC 3810**

 2  1  1

Sold Price

\$485,000

Sold Date

13-May-25

Distance

0.29km



**13/31 SYME ROAD PAKENHAM VIC
3810**

 2  1  1

Sold Price

^{RS} **\$504,000**

Sold Date

26-Aug-25

Distance

1.59km



**60 COACH CIRCUIT PAKENHAM
VIC 3810**

 2  1  1

Sold Price

\$540,100

Sold Date

02-Aug-25

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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