

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 GILLIAN PLACE 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 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

9 GREVILLEA PLACE PAKENHAM VIC 3810	\$742,500	09-May-25
2 REDFERN WAY PAKENHAM VIC 3810	\$725,000	16-Mar-25
11 GRICE QUADRANT PAKENHAM VIC 3810	\$728,000	24-Mar-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.~~

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9 GREVILLEA PLACE PAKENHAM VIC 3810

Sold Price

RS

\$742,500

Sold Date **09-May-25**

 5  2  2

Distance **0.21km**



2 REDFERN WAY PAKENHAM VIC 3810

Sold Price

\$725,000

Sold Date **16-Mar-25**

 4  2  2

Distance **0.29km**



11 GRICE QUADRANT PAKENHAM VIC 3810

Sold Price

\$728,000

Sold Date **24-Mar-25**

 4  2  2

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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