

## 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

3/2 JAMIESON COURT PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2024

to

31 Aug 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/14 HENTY STREET PAKENHAM VIC 3810  | \$480,000 | 26-May-25 |
| 4/3 JAMIESON COURT PAKENHAM VIC 3810 | \$425,000 | 01-Apr-25 |
| 22/37 KING STREET PAKENHAM VIC 3810  | \$452,000 | 23-May-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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**2/14 HENTY STREET PAKENHAM  
VIC 3810**

Sold Price **\$480,000** Sold Date **26-May-25**

2 1 1

Distance **0.17km**



**4/3 JAMIESON COURT PAKENHAM  
VIC 3810**

Sold Price **\$425,000** Sold Date **01-Apr-25**

2 1 1

Distance **0.08km**



**22/37 KING STREET PAKENHAM  
VIC 3810**

Sold Price **\$452,000** Sold Date **23-May-25**

2 1 1

Distance **0.82km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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