

## 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

4/12 MCCLENAGHAN PLACE 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

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2024

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 13/11 HAWK AVENUE PAKENHAM VIC 3810      | \$540,000 | 01-Aug-25 |
| 3/12 MCCLENAGHAN PLACE PAKENHAM VIC 3810 | \$510,000 | 19-Jun-25 |
| 9/7 SYME ROAD PAKENHAM VIC 3810          | \$560,000 | 29-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: 26 November 2025

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**13/11 HAWK AVENUE PAKENHAM VIC 3810**

Sold Price

**\$540,000**

Sold Date

**01-Aug-25**
 3  1  2

Distance

**1.27km**

**3/12 MCCLENAGHAN PLACE PAKENHAM VIC 3810**

Sold Price

**\$510,000**

Sold Date

**19-Jun-25**
 3  1  2

Distance

**0km**

**9/7 SYME ROAD PAKENHAM VIC 3810**

Sold Price

**\$560,000**

Sold Date

**29-Aug-25**
 3  1  2

Distance

**2.46km**

RS = Recent sale

UN = Undisclosed Sale

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