

## 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 ANDREW COURT PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2024

to

31 May 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 4 HOWEY ROAD PAKENHAM VIC 3810     | \$640,000 | 24-Feb-25 |
| 21 THWAITES ROAD PAKENHAM VIC 3810 | \$640,000 | 29-Apr-25 |
| 2 KYLIE COURT PAKENHAM VIC 3810    | \$630,000 | 24-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: 16 June 2025

hayley taufa

M 0400091398

E htaufa@barryplant.com.au



**4 HOWEY ROAD PAKENHAM VIC 3810**

Sold Price

**\$640,000**

Sold Date

**24-Feb-25**

 3

 2

 4

Distance

**0.39km**



**21 THWAITES ROAD PAKENHAM VIC 3810**

Sold Price

Sold Date

**29-Apr-25**

 3

 1

 4

Distance

**0.87km**



**2 KYLIE COURT PAKENHAM VIC 3810**

Sold Price

**\$630,000**

Sold Date

**24-Jan-25**

 3

 2

 1

Distance

**0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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