

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 KAPRUN WAY 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2025

to

31 Aug 2026

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

6 VERBIER ROAD PAKENHAM VIC 3810	\$700,000	25-Jul-26
15 SNOWHAVEN ROAD PAKENHAM VIC 3810	\$720,000	08-Sep-26
5 NISEKO CRESCENT PAKENHAM VIC 3810	\$760,000	10-Aug-26

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: 14 September 2026

Alison Barkley
P 0359411977
M 0480733051
E abarkley@barryplant.com.au



6 VERBIERE ROAD PAKENHAM VIC 3810

Sold Price

^{RS} **\$700,000**

Sold Date

25-Jul-26

 4  2  2

Distance

0.15km



15 SNOWHAVEN ROAD PAKENHAM VIC 3810

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date

08-Sep-26

 4  2  2

Distance

0.42km



5 NISEKO CRESCENT PAKENHAM VIC 3810

Sold Price

^{RS} **\$760,000**

Sold Date

10-Aug-26

 4  2  2

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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