

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

6 MICHIGAN GRANGE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2024

to

30 Sep 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

7 BALATON DRIVE PAKENHAM VIC 3810	\$790,000	09-Jul-25
4 ABREHART ROAD PAKENHAM VIC 3810	\$780,000	11-Sep-25
19 CORYMBIA PROMENADE PAKENHAM VIC 3810	\$780,000	05-Jun-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: 20 October 2025

Lincoln Scott
M 0423486285
E lincoln.scott@lincpropertyre.com.au

	7 BALATON DRIVE PAKENHAM VIC 3810	Sold Price	\$790,000	Sold Date	09-Jul-25
	 3  2  2			Distance	0.97km
	4 ABREHART ROAD PAKENHAM VIC 3810	Sold Price	^{RS} \$780,000	Sold Date	11-Sep-25
	 3  2  2			Distance	0.29km
	19 CORYMBIA PROMENADE PAKENHAM VIC 3810	Sold Price	\$780,000	Sold Date	05-Jun-25
	 3  2  2			Distance	0.63km

RS = Recent sale UN = Undisclosed Sale

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