

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 ROCKFORD STREET 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

\$792,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2025

to

31 May 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 MICHIGAN GRANGE PAKENHAM VIC 3810	\$807,500	28-Oct-25
16 ABREHART ROAD PAKENHAM VIC 3810	\$865,000	29-Jul-25
9 ILLAWARRA WAY PAKENHAM VIC 3810	\$805,000	22-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.~~

This Statement of Information was prepared on: 25 June 2026

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**6 MICHIGAN GRANGE PAKENHAM
VIC 3810**

4 2 2

Sold Price

\$807,500

Sold Date

28-Oct-25

Distance

1.46km



**16 ABREHART ROAD PAKENHAM
VIC 3810**

4 2 2

Sold Price

\$865,000

Sold Date

29-Jul-25

Distance

1.68km



**9 ILLAWARRA WAY PAKENHAM
VIC 3810**

4 2 2

Sold Price

\$805,000

Sold Date

22-May-25

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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