

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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2025

to

31 Jul 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

4 MELROSE STREET PAKENHAM VIC 3810	\$760,000	02-Feb-26
9 MELROSE STREET PAKENHAM VIC 3810	\$762,000	18-Jun-26
13 FALLINGWATER DRIVE PAKENHAM VIC 3810	\$770,000	30-Jun-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: 18 August 2026



4 MELROSE STREET PAKENHAM VIC 3810

4 2 2

Sold Price

\$760,000

Sold Date

02-Feb-26

Distance

0.1km



9 MELROSE STREET PAKENHAM VIC 3810

3 2 2

Sold Price

\$762,000

Sold Date

18-Jun-26

Distance

0.13km



13 FALLINGWATER DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price

\$770,000

Sold Date

30-Jun-26

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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