

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 VEITCH COURT 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2025

to

30 Sep 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 BLACKWOOD DRIVE PAKENHAM VIC 3810	\$820,000	16-Aug-26
17 WONBOYN CLOSE PAKENHAM VIC 3810	\$840,000	24-Apr-26
10 CLENDON DRIVE OFFICER VIC 3809	\$830,000	23-Sep-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: 07 October 2026



4 BLACKWOOD DRIVE PAKENHAM VIC 3810 Sold Price **\$820,000** Sold Date **16-Aug-26**

 3  2  2

Distance **0.22km**



17 WONBOYN CLOSE PAKENHAM VIC 3810 Sold Price **\$840,000** Sold Date **24-Apr-26**

 3  2  2

Distance **0.72km**



10 CLENDON DRIVE OFFICER VIC 3809 Sold Price ^{RS} **\$830,000** Sold Date **23-Sep-26**

 3  2  -

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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