

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 HARRISON WAY PAKENHAM VIC 3810

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$645,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$715,500

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 arethe threepropertyessoldwithintwokilometresof theproperty 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

15 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$600,000	04-Aug-26
66 MANNA GUM DRIVE PAKENHAM VIC 3810	\$643,000	16-Dec-25
9 BOTANY WAY PAKENHAM VIC 3810	\$640,000	07-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: 17 August 2026