

# Statement of Information

## Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

57 THE CIRCUIT PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

OR range  
Between

\$1,050,000

&

\$1,090,000

### Median sale price

(\*Deletehouseorunit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three propertiessoldwithintwokilometresof 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

12 MACQUARIE CIRCUIT PAKENHAM VIC 3810	\$1,050,000	26-Jan-26
51 PETALUMA CRESCENT OFFICER VIC 3809	\$1,060,000	16-Jan-26
9 CLEARWATER DRIVE PAKENHAM VIC 3810	\$1,140,000	12-Jan-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: 08 May 2026



12 MACQUARIE CIRCUIT  
PAKENHAM VIC 3810

 4  2  2

Sold Price \$1,050,000 Sold Date 26-Jan-26

Distance 0.3km



51 PETALUMA CRESCENT OFFICER  
VIC 3809

4   2  2

Sold Price \$1,060,000 Sold Date 16-Jan-26

Distance 1.56km



9 CLEARWATER DRIVE  
PAKENHAM VIC 3810

 4  2  2

Sold Price \$1,140,000 Sold Date 12-Jan-26

Distance 0.46km

RS= Recent sale

UN= Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2026. RP Data Pty Ltd trading as Cotality (Cotality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.