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	40 GOSHAWK DRIVE 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$528,500	Property type	Unit	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 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
16 DEBRA AVENUE PAKENHAM VIC 3810	$627,000	16-Apr-26
2/180 HENRY ROAD PAKENHAM VIC 3810	$598,000	24-Feb-26
10/12 ETHAN COURT PAKENHAM VIC 3810	$618,000	19-Feb-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: 12 May 2026

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16 DEBRA AVENUE PAKENHAM VIC 3810

3 2 1

Sold Price RS $627,000 Sold Date 16-Apr-26

Distance 0.48km



2/180 HENRY ROAD PAKENHAM VIC 3810

3 2 1

Sold Price $598,000 Sold Date 24-Feb-26

Distance 1.07km



10/12 ETHAN COURT PAKENHAM VIC 3810

3 2 -

Sold Price $618,000 Sold Date 19-Feb-26

Distance 0.78km

RS = Recent sale **UN** = Undisclosed Sale

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