

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

2 BASTOW CLOSE 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

\$685,000

&

\$753,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2025

to

31 Mar 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

6 BYSOUTH COURT PAKENHAM VIC 3810	\$710,000	22-Dec-25
10 MCMASTER COURT PAKENHAM VIC 3810	\$716,000	15-Jan-26
8 ANITA PLACE PAKENHAM VIC 3810	\$708,000	26-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.~~

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6 BYSOUTH COURT PAKENHAM VIC 3810

Sold Price

\$710,000

Sold Date

22-Dec-25

3 2 2

Distance

0.28km



10 MCMASTER COURT PAKENHAM VIC 3810

Sold Price

\$716,000

Sold Date

15-Jan-26

3 2 2

Distance

0.41km



8 ANITA PLACE PAKENHAM VIC 3810

Sold Price

\$708,000

Sold Date

26-Jan-26

3 1 2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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