

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

4 MARK PLACE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2025

to

31 Jan 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

1 AMY CLOSE PAKENHAM VIC 3810	\$610,000	12-Jan-26
7 ROSSI CLOSE PAKENHAM VIC 3810	\$637,000	29-Oct-25
9 CYPRUS PLACE PAKENHAM VIC 3810	\$665,500	29-Sep-25

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: 11 February 2026



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1 AMY CLOSE PAKENHAM VIC 3810 Sold Price ^{RS} **\$610,000** Sold Date **12-Jan-26**

3 1 1

Distance **0.2km**



7 ROSSI CLOSE PAKENHAM VIC 3810 Sold Price **\$637,000** Sold Date **29-Oct-25**

3 1 2

Distance **1.13km**



9 CYPRUS PLACE PAKENHAM VIC 3810 Sold Price **\$665,500** Sold Date **29-Sep-25**

3 1 2

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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