

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

9 MELROSE STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2025

to

31 May 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

4 MELROSE STREET PAKENHAM VIC 3810	\$760,000	02-Feb-26
4 CENTRAL AVENUE PAKENHAM VIC 3810	\$725,000	10-Jun-26
11 FIELD STREET PAKENHAM VIC 3810	\$717,700	30-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 June 2026

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4 MELROSE STREET PAKENHAM VIC 3810

4 2 2

Sold Price **\$760,000** Sold Date **02-Feb-26**

Distance **0.06km**



4 CENTRAL AVENUE PAKENHAM VIC 3810

3 2 2

Sold Price ^{RS} **\$725,000** Sold Date **10-Jun-26**

Distance **0.1km**



11 FIELD STREET PAKENHAM VIC 3810

4 2 2

Sold Price **\$717,700** Sold Date **30-Sep-25**

Distance **0.08km**

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

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