

# 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

1 Michigan Grange, Pakenham Vic 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$690,000

Property Type

House

Suburb

Pakenham

Period - From

01/04/2025

to

30/06/2025

Source

REIV

### 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 six 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	6 Jonathan PI PAKENHAM 3810	\$845,000	22/04/2025
2	8 Waterside Dr PAKENHAM 3810	\$820,000	05/03/2025
3	16 Illawarra Way PAKENHAM 3810	\$830,000	21/02/2025

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 six months.

This Statement of Information was prepared on:

28/07/2025 15:59



4 2 2

**Property Type:** House  
**Land Size:** 758 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

June quarter 2025: \$690,000

## Comparable Properties



**6 Jonathan PI PAKENHAM 3810 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 22/04/2025  
**Property Type:** House  
**Land Size:** 656 sqm approx



**8 Waterside Dr PAKENHAM 3810 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 05/03/2025  
**Property Type:** House  
**Land Size:** 604 sqm approx



**16 Illawarra Way PAKENHAM 3810 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 21/02/2025  
**Property Type:** House  
**Land Size:** 710 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211