

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

3 GIBB COURT 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

5 MALCOLM COURT PAKENHAM VIC 3810	\$600,000	31-Dec-24
4 MARQUIS COURT PAKENHAM VIC 3810	\$605,000	08-Jan-25
19 COLONIAL WAY PAKENHAM VIC 3810	\$600,000	05-Mar-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: 30 June 2025

AREASPECIALIST

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5 MALCOLM COURT PAKENHAM VIC 3810

 3  2  2

Sold Price

\$600,000

Sold Date

31-Dec-24

Distance

0.74km



4 MARQUIS COURT PAKENHAM VIC 3810

 3  2  2

Sold Price

\$605,000

Sold Date

08-Jan-25

Distance

1.92km



19 COLONIAL WAY PAKENHAM VIC 3810

 3  2  2

Sold Price

\$600,000

Sold Date

05-Mar-25

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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