

## 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

13/11 HAWK AVENUE PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$523,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2024

to

30 Jun 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

3/12 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$510,000	30-Jun-25
1/7 MELISSA WAY PAKENHAM VIC 3810	\$512,500	29-Apr-25
8/7 SYME ROAD PAKENHAM VIC 3810	\$521,000	03-Apr-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: 14 July 2025

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**3/12 MCCLENAGHAN PLACE  
PAKENHAM VIC 3810**

 3  1  2

Sold Price <sup>RS</sup> **\$510,000** <sup>UN</sup> Sold Date **30-Jun-25**

Distance **1.27km**



**1/7 MELISSA WAY PAKENHAM VIC  
3810**

 3  1  2

Sold Price **\$512,500** Sold Date **29-Apr-25**

Distance **1.64km**



**8/7 SYME ROAD PAKENHAM VIC  
3810**

 3  1  2

Sold Price **\$521,000** Sold Date **03-Apr-25**

Distance **1.49km**

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

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