

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 21/10/26

Property offered for sale

Address
Including suburb and
postcode

1475 PAKENHAM ROAD MOUNT BURNETT VIC 3781

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
Land	7	4	3	369m ²	14.37ha

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$1,950,000

&

\$2,145,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

Important advice about the median sale price: When this Property Price Statement was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
15 TWIN CREEKS ROAD PAKENHAM UPPER VIC 3810	\$1,865,000	21-Oct-25

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
FARM	4	3	12	245m ²	7.18ha

Comparable property 2

Address	Sale price	Date of sale
235 BERGLUND ROAD BEACONSFIELD UPPER VIC 3808	\$1,940,000	17-Jan-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	6	4	10	340m ²	7.97ha

Comparable property 3

Address	Sale price	Date of sale
6 PATERNOSTER ROAD EMERALD VIC 3782	\$2,150,000	08-Jun-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	2	10	245m ²	9.08ha

Reason there are fewer than three comparable properties

☐

~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____



15 TWIN CREEKS ROAD

PAKENHAM UPPER VIC 3810

FARM

Sold Price

\$1,865,000

Sold Date

21-Oct-25

4

3

12

7.18ha

245m²

Distance

4.9km



235 BERGLUND ROAD

BEACONSFIELD UPPER VIC 3808

HOUSE

Sold Price

\$1,940,000

Sold Date

17-Jan-26

6

4

10

7.97ha

340m²

Distance

5.94km



6 PATERNOSTER ROAD EMERALD

VIC 3782

HOUSE

Sold Price

^{RS}\$2,150,000

Sold Date

08-Jun-26

4

2

10

9.08ha

245m²

Distance

3.68km



55 CARNE ROAD PAKENHAM

UPPER VIC 3810

HOUSE

Sold Price

^{RS}\$2,250,000

Sold Date

18-May-26

5

2

11

4.02ha

132m²

Distance

6.11km

RS = Recent sale UN = Undisclosed Sale

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39 TAYLOR ROAD COCKATOO VIC 3781 Sold Price **\$2,870,000** Sold Date **28-May-26**

HOUSE

5 3 34 15.99ha 318m² Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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