

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

16 Coach Circuit, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$625,000

Median sale price

Median price \$745,000

Property Type House

Suburb Pakenham

Period - From 01/01/2026

to 31/03/2026

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	13 Clairwood Av PAKENHAM 3810	\$617,500	02/03/2026
2	20 Green Orchid Cirt PAKENHAM 3810	\$608,000	20/02/2026
3	36 Green Orchid Cirt PAKENHAM 3810	\$600,000	22/01/2026

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:

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Property Type: Land
Land Size: 255 sqm approx
Agent Comments

Indicative Selling Price
 \$580,000 - \$625,000
Median House Price
 March quarter 2026: \$745,000

Comparable Properties



13 Clairwood Av PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$617,500
Method: Private Sale
Date: 02/03/2026
Property Type: House
Land Size: 238 sqm approx



20 Green Orchid Cirt PAKENHAM 3810 (REI)

Agent Comments



Price: \$608,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 347 sqm approx



36 Green Orchid Cirt PAKENHAM 3810 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 300 sqm approx

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