

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

2 VOLTA LANE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

2 CHRISTOPHER CLOSE PAKENHAM VIC 3810	\$625,000	11-Aug-26
19 EXPEDITION CIRCUIT PAKENHAM VIC 3810	\$630,000	16-Jun-26
15 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$600,000	04-Aug-26

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: 20 August 2026

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2 CHRISTOPHER CLOSE PAKENHAM VIC 3810

3 2 -

Sold Price

RS

\$625,000

Sold Date

11-Aug-26

Distance

0.75km



19 EXPEDITION CIRCUIT PAKENHAM VIC 3810

3 2 2

Sold Price

\$630,000

Sold Date

16-Jun-26

Distance

0.89km



15 MCCLENAGHAN PLACE PAKENHAM VIC 3810

3 2 2

Sold Price

RS

\$600,000

Sold Date

04-Aug-26

Distance

1.13km



4 GRANYA GROVE PAKENHAM VIC 3810

3 2 2

Sold Price

\$629,000

Sold Date

30-Jun-26

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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