

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

29/3 MANOR VIEW 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

\$540,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2025

to

30 Jun 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

11/3 MANOR VIEW PAKENHAM VIC 3810	\$600,000	13-Feb-26
17/1 MALOUF COURT PAKENHAM VIC 3810	\$632,500	22-Jun-26
5/1 MALOUF COURT PAKENHAM VIC 3810	\$650,000	19-May-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.~~

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Alison Barkley
P 0359411977
M 0480733051
E abarkley@barryplant.com.au



11/3 MANOR VIEW PAKENHAM VIC 3810

Sold Price

\$600,000

Sold Date

13-Feb-26

 3

 1

 2

Distance

0.1km



17/1 MALOUF COURT PAKENHAM VIC 3810

Sold Price

^{RS} **\$632,500**

Sold Date

22-Jun-26

 2

 1

 2

Distance

0.68km



5/1 MALOUF COURT PAKENHAM VIC 3810

Sold Price

\$650,000

Sold Date

19-May-26

 3

 2

 2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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