

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

3/30 TUSCANY RISE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2025

to

31 May 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

6 COACH CIRCUIT PAKENHAM VIC 3810	\$520,000	07-May-26
7/1-5 MEABY DRIVE PAKENHAM VIC 3810	\$522,000	21-Apr-26
29/18-20 BEN DRIVE PAKENHAM VIC 3810	\$480,000	19-Jan-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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Narelle Casey
P 0397070556
M 0488978894
E narelle.casey@obrienrealestate.com.au



6 COACH CIRCUIT PAKENHAM VIC 3810

Sold Price

\$520,000

Sold Date **07-May-26**

 2  1  1

Distance **0.29km**



7/1-5 MEABY DRIVE PAKENHAM VIC 3810

Sold Price

\$522,000

Sold Date **21-Apr-26**

 2  1  1

Distance **0.33km**



29/18-20 BEN DRIVE PAKENHAM VIC 3810

Sold Price

\$480,000

Sold Date **19-Jan-26**

 2  1  1

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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