

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

4 CENTRAL AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2025

to

31 Mar 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

4 MELROSE STREET PAKENHAM VIC 3810	\$760,000	02-Feb-26
7 YOUNG STREET PAKENHAM VIC 3810	\$705,000	23-Feb-26
16 YOUNG STREET PAKENHAM VIC 3810	\$750,000	13-Dec-25

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: 30 April 2026

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4 MELROSE STREET PAKENHAM VIC 3810

Sold Price

\$760,000

Sold Date

02-Feb-26

4 2 2

Distance

0.08km



7 YOUNG STREET PAKENHAM VIC 3810

Sold Price

\$705,000

Sold Date

23-Feb-26

4 2 2

Distance

0.18km



16 YOUNG STREET PAKENHAM VIC 3810

Sold Price

\$750,000

Sold Date

13-Dec-25

3 2 2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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