

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

7 MCMASTER COURT 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

\$610,000

&

\$665,000

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 GULLQUIST WAY PAKENHAM VIC 3810	\$665,000	26-May-26
90 EAGLE DRIVE PAKENHAM VIC 3810	\$650,000	03-Jun-26
112 EAGLE DRIVE PAKENHAM VIC 3810	\$655,000	29-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.~~

This Statement of Information was prepared on: 20 August 2026

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2 GULLQUIST WAY PAKENHAM VIC 3810

3 2 -

Sold Price

\$665,000

Sold Date **26-May-26**

Distance

0.16km



90 EAGLE DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

\$650,000

Sold Date **03-Jun-26**

Distance

1.55km



112 EAGLE DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

\$655,000

Sold Date **29-May-26**

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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