

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 WYNEN 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Pakenham

Period-from

01 Feb 2025

to

31 Jan 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 WYNEN COURT PAKENHAM VIC 3810	\$770,000	01-Oct-25
5 JARRAH COURT PAKENHAM VIC 3810	\$798,000	03-Jun-25
3 HARMONY COURT PAKENHAM VIC 3810	\$801,500	07-Aug-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: 23 February 2026


2 WYNEN COURT PAKENHAM VIC 3810

Sold Price

\$770,000

Sold Date

01-Oct-25


Distance

0.06km

5 JARRAH COURT PAKENHAM VIC 3810

Sold Price

\$798,000

Sold Date

03-Jun-25


Distance

0.44km

3 HARMONY COURT PAKENHAM VIC 3810

Sold Price

\$801,500

Sold Date

07-Aug-25


Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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