

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

5 MARQUIS 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2024

to

30 Sep 2025

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

9 DISTON COURT PAKENHAM VIC 3810	\$680,000	27-Aug-25
10 ALGERD WAY PAKENHAM VIC 3810	\$680,000	01-Jun-25
36 GLENVISTA ROAD PAKENHAM VIC 3810	\$661,500	02-Jul-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: 06 October 2025

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9 DISTON COURT PAKENHAM VIC 3810

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **27-Aug-25**

4 2 2

Distance **1.37km**



10 ALGERD WAY PAKENHAM VIC 3810

Sold Price **\$680,000** Sold Date **01-Jun-25**

4 2 2

Distance **0.47km**



36 GLENVISTA ROAD PAKENHAM VIC 3810

Sold Price **\$661,500** Sold Date **02-Jul-25**

4 2 2

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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