

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 JAZZ 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2025

to

30 Apr 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 LISA AVENUE PAKENHAM VIC 3810 | 820000 | 26-Nov-25 |
| 5 COBALT COURT PAKENHAM VIC 3810 | 785000 | 08-Dec-25 |
| 11 LORIKEET COURT PAKENHAM VIC 3810 | 755000 | 10-Nov-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: 08 May 2026

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4 LISA AVENUE PAKENHAM VIC 3810

 4  2  2

Sold Price

820000 Sold Date **26-Nov-25**

Distance **0.21km**



5 COBALT COURT PAKENHAM VIC 3810

 4  2  2

Sold Price

785000 Sold Date **08-Dec-25**

Distance **1.03km**



11 LORIKEET COURT PAKENHAM VIC 3810

 4  2  2

Sold Price

755000 Sold Date **10-Nov-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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