

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 LAGOON ROW OFFICER VIC 3809

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

\$695,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,250

Property type

House

Suburb

Officer

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 RADIATA CIRCUIT PAKENHAM VIC 3810	\$748,000	09-Feb-26
32 ROSELLA AVENUE PAKENHAM VIC 3810	\$745,000	16-Apr-26
32 BELMONT CRESCENT PAKENHAM VIC 3810	\$740,000	15-Feb-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: 08 May 2026

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**4 RADIATA CIRCUIT PAKENHAM
VIC 3810** 3  2  2

Sold Price

\$748,000Sold Date **09-Feb-26**Distance **0.89km****32 ROSELLA AVENUE PAKENHAM
VIC 3810** 3  2  2

Sold Price

^{RS} **\$745,000**Sold Date **16-Apr-26**Distance **1.73km****32 BELMONT CRESCENT
PAKENHAM VIC 3810** 3  2  2

Sold Price

\$740,000Sold Date **15-Feb-26**Distance **1.4km****RS** = Recent sale**UN** = Undisclosed Sale

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