

## 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

37 MARY STREET OFFICER VIC 3809

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Officer

Period-from

01 Jul 2025

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 71 HENRY ROAD PAKENHAM VIC 3810       | \$750,000 | 17-Jun-26 |
| 40 LOTUS STREET PAKENHAM VIC 3810     | \$750,000 | 29-Apr-26 |
| 37 SCARLET CRESCENT PAKENHAM VIC 3810 | \$750,000 | 09-Apr-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: 01 July 2026

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**71 HENRY ROAD PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**17-Jun-26**

 4  2  2

Distance

**1.86km**



**40 LOTUS STREET PAKENHAM VIC 3810**

Sold Price

**\$750,000**

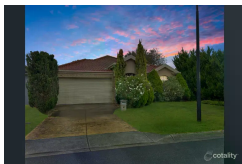
Sold Date

**29-Apr-26**

 4  2  2

Distance

**1.38km**



**37 SCARLET CRESCENT PAKENHAM VIC 3810**

Sold Price

Sold Date

**09-Apr-26**

 4  2  2

Distance

**1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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