

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

24 MCAULEY AVENUE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

House

Suburb

Pakenham

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

22 WHITELEY WAY PAKENHAM VIC 3810

\$1,000,000

20-May-26

9 DUTTON PLACE PAKENHAM VIC 3810

\$1,021,000

28-May-26

13 HULL CRESCENT PAKENHAM VIC 3810

\$1,045,000

05-Jun-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.~~

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**22 WHITELEY WAY PAKENHAM
VIC 3810**

 5  2  3

Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **20-May-26**

Distance **0.61km**



**9 DUTTON PLACE PAKENHAM VIC
3810**

 4  2  2

Sold Price ^{RS} **\$1,021,000** Sold Date **28-May-26**

Distance **0.44km**



**13 HULL CRESCENT PAKENHAM
VIC 3810**

 4  2  2

Sold Price **\$1,045,000** Sold Date **05-Jun-26**

Distance **0.52km**

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

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