

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

13 RAVEN 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2025

to

31 Jul 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

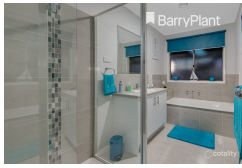
Date of sale

28 GOSHAWK DRIVE PAKENHAM VIC 3810	\$745,000	19-Mar-26
42 EDENBROOK CIRCUIT PAKENHAM VIC 3810	\$748,600	21-May-25
48 EDENBROOK CIRCUIT PAKENHAM VIC 3810	\$685,000	10-Jun-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: 03 August 2026


**28 GOSHAWK DRIVE PAKENHAM
VIC 3810**

 3
  2
  2

Sold Price

\$745,000

Sold Date

19-Mar-26

Distance

0.12km

**42 EDENBROOK CIRCUIT
PAKENHAM VIC 3810**

 3
  2
  2

Sold Price

\$748,600

Sold Date

21-May-25

Distance

0.21km

**48 EDENBROOK CIRCUIT
PAKENHAM VIC 3810**

 3
  2
  2

Sold Price

\$685,000

Sold Date

10-Jun-25

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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