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	9 EXPEDITION CIRCUIT 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	$590,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$489,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Oct 2024	to	30 Sep 2025	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
3 EXPEDITION CIRCUIT PAKENHAM VIC 3810	$610,000	29-Sep-25
42 CENTRAL AVENUE PAKENHAM VIC 3810	$620,000	16-Jun-25
6 TIFFANY CLOSE PAKENHAM VIC 3810	$630,000	19-Jul-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: 06 October 2025

OBrien Real Estate

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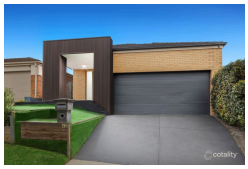


3 EXPEDITION CIRCUIT PAKENHAM VIC 3810

3 2 2

Sold Price RS $610,000 Sold Date 29-Sep-25

Distance 0km



42 CENTRAL AVENUE PAKENHAM VIC 3810

3 2 2

Sold Price $620,000 Sold Date 16-Jun-25

Distance 0.62km



6 TIFFANY CLOSE PAKENHAM VIC 3810

3 2 1

Sold Price $630,000 Sold Date 19-Jul-25

Distance 0.77km

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

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