

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

7 IRVING ROAD 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2025

to

31 Mar 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

5 RACHAEL COURT PAKENHAM VIC 3810	\$720,000	29-Oct-25
15 MARQUIS COURT PAKENHAM VIC 3810	\$712,000	24-Dec-25
26 THWAITES ROAD PAKENHAM VIC 3810	\$712,000	15-Nov-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: 23 April 2026

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5 RACHAEL COURT PAKENHAM VIC 3810

3 2 2

Sold Price **\$720,000** Sold Date **29-Oct-25**

Distance **0.09km**



15 MARQUIS COURT PAKENHAM VIC 3810

4 2 2

Sold Price **\$712,000** Sold Date **24-Dec-25**

Distance **0.29km**



26 THWAITES ROAD PAKENHAM VIC 3810

2 1 2

Sold Price Sold Date **15-Nov-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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