

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 CREEKBANK VIEWS 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2025

to

31 Aug 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

9 AVOCA PLACE PAKENHAM VIC 3810	\$752,500	19-Mar-26
3 WATTLE CLOSE PAKENHAM VIC 3810	\$730,000	11-Aug-26
4 FARMDALE ROAD PAKENHAM VIC 3810	\$772,000	24-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: 03 September 2026

Jess Ostrom
 P 5941 4444
 M 0427 071 270
 E jess.o@neilsonpartners.com.au



9 AVOCA PLACE PAKENHAM VIC 3810

 4
  2
  2

Sold Price

\$752,500

Sold Date

19-Mar-26

Distance

0.52km



3 WATTLE CLOSE PAKENHAM VIC 3810

 4
  2
  2

Sold Price

^{RS} **\$730,000**

Sold Date

11-Aug-26

Distance

1.03km



4 FARMDALE ROAD PAKENHAM VIC 3810

 4
  2
  2

Sold Price

\$772,000

Sold Date

24-Apr-26

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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