

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

\$685,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2025

to

28 Feb 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
40 GARDENIA STREET PAKENHAM VIC 3810	\$725,000	12-Jan-26
10 KYLIE COURT PAKENHAM VIC 3810	\$727,000	27-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: 16 March 2026

AREASPECIALIST

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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**



40 GARDENIA STREET PAKENHAM VIC 3810

3 2 2

Sold Price

^{RS} **\$725,000**

Sold Date **12-Jan-26**

Distance **0.31km**



10 KYLIE COURT PAKENHAM VIC 3810

3 2 2

Sold Price

\$727,000

Sold Date **27-Nov-25**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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