

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 VERBIER 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

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

6 VERBIER ROAD PAKENHAM VIC 3810	\$700,000	25-Jul-26
95 TIMBERLINE PARKWAY PAKENHAM VIC 3810	\$690,000	25-May-26
27 TIMBERLINE PARKWAY PAKENHAM VIC 3810	\$710,000	05-Jun-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: 21 August 2026



6 VERBIERE ROAD PAKENHAM VIC 3810

Sold Price

^{RS}

\$700,000

Sold Date

25-Jul-26

4

2

2

Distance

0.05km



95 TIMBERLINE PARKWAY PAKENHAM VIC 3810

Sold Price

\$690,000

Sold Date

25-May-26

4

2

2

Distance

0.46km



27 TIMBERLINE PARKWAY PAKENHAM VIC 3810

Sold Price

\$710,000

Sold Date

05-Jun-26

4

2

2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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