

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 ROCKIES RIDGE 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

\$749,999

&

\$799,999

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

| | | |
|---|-----------|-----------|
| 15 ZERMATT LOOP PAKENHAM VIC 3810 | \$767,000 | 14-Oct-25 |
| 63 TIMBERLINE PARKWAY PAKENHAM VIC 3810 | \$790,000 | 24-Sep-25 |
| 31 SUNDANCE PROMENADE PAKENHAM VIC 3810 | \$755,000 | 21-Jan-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.~~

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15 ZERMATT LOOP PAKENHAM VIC 3810 Sold Price **\$767,000** Sold Date **14-Oct-25**

4 2 2

Distance **0.22km**



63 TIMBERLINE PARKWAY PAKENHAM VIC 3810 Sold Price **\$790,000** Sold Date **24-Sep-25**

4 2 2

Distance **0.28km**



31 SUNDANCE PROMENADE PAKENHAM VIC 3810 Sold Price **\$755,000** Sold Date **21-Jan-26**

4 2 2

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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