

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2025

to

31 May 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

4 FINCH COURT PAKENHAM VIC 3810	\$680,000	17-Jun-26
1 MCGILL COURT PAKENHAM VIC 3810	\$690,000	09-Feb-26
6 BARRINGTON DRIVE PAKENHAM VIC 3810	\$665,000	23-Mar-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.~~

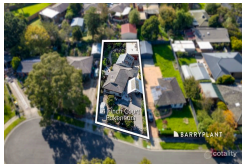
This Statement of Information was prepared on: 26 June 2026

# AREASPECIALIST

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**4 FINCH COURT PAKENHAM VIC  
3810**

Sold Price

<sup>RS</sup>

**\$680,000**

Sold Date

**17-Jun-26**

 3  1  3

Distance

**0.36km**



**1 MCGILL COURT PAKENHAM VIC  
3810**

Sold Price

**\$690,000**

Sold Date

**09-Feb-26**

 3  2  3

Distance

**0.77km**



**6 BARRINGTON DRIVE PAKENHAM  
VIC 3810**

Sold Price

**\$665,000**

Sold Date

**23-Mar-26**

 3  1  2

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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