

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 7/21 PAKENHAM ROAD, Pakenham, VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$530,000

&

\$580,000

Median sale price

Median price

\$547,500

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/11/2024

to

31/10/2025

Source

REA

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
10/103 ARMY ROAD, PAKENHAM VIC 3810	\$570,000	28/08/2025
13/11 HAWK AVENUE, PAKENHAM VIC 3810	\$540,000	01/08/2025

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 six months.

This Statement of Information was prepared on: 10/11/2025