

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

7/1 CONRAD COURT 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

16/6-16 DISTON COURT PAKENHAM VIC 3810	\$475,000	20-Jun-25
7/98 AHERN ROAD PAKENHAM VIC 3810	\$485,000	06-Jun-25
41 RUBUS WAY PAKENHAM VIC 3810	\$510,000	20-May-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: 26 June 2025



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**16/6-16 DISTON COURT
PAKENHAM VIC 3810**

2 1 1

Sold Price

^{RS} **\$475,000** Sold Date **20-Jun-25**

Distance **1.17km**



**7/98 AHERN ROAD PAKENHAM
VIC 3810**

2 1 1

Sold Price

^{RS} **\$485,000** Sold Date **06-Jun-25**

Distance **1.14km**



**41 RUBUS WAY PAKENHAM VIC
3810**

2 2 1

Sold Price

^{RS} **\$510,000** Sold Date **20-May-25**

Distance **5.47km**

RS = Recent sale

UN = Undisclosed Sale

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