

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 TYRONE AVENUE 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

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2024

to

31 Oct 2025

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

16 ACRE COURT PAKENHAM VIC 3810	\$695,000	13-Aug-25
12 BONNEVILLE PARADE PAKENHAM VIC 3810	\$710,000	02-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: 12 September 2025


16 ACRE COURT PAKENHAM VIC 3810

Sold Price

\$695,000

Sold Date

13-Aug-25
 4

  2

  2

Distance

0.71km

12 BONNEVILLE PARADE PAKENHAM VIC 3810

Sold Price

\$710,000

Sold Date

02-May-25
 4

  2

  2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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