

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 LISA 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2024

to

30 Sep 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

8 VAUGHAN COURT PAKENHAM VIC 3810	\$784,000	23-Sep-25
22 WEBSTER WAY PAKENHAM VIC 3810	\$765,000	18-Jun-25
9 POMEGRANATE WAY PAKENHAM VIC 3810	\$780,000	20-Aug-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.~~

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**8 VAUGHAN COURT PAKENHAM
VIC 3810**

3 2 2

Sold Price

^{RS} **\$784,000** Sold Date **23-Sep-25**

Distance **0.69km**



**22 WEBSTER WAY PAKENHAM VIC
3810**

3 2 2

Sold Price

\$765,000 Sold Date **18-Jun-25**

Distance **0.8km**



**9 POMEGRANATE WAY
PAKENHAM VIC 3810**

3 2 2

Sold Price

^{RS} **\$780,000** Sold Date **20-Aug-25**

Distance **3.98km**

RS = Recent sale **UN** = Undisclosed Sale

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