

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

1 RIPPLEBROOK WALK 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Dec 2024

to

30 Nov 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

6 SLATTERY PLACE PAKENHAM VIC 3810	\$520,000	21-Aug-25
134 HENRY STREET PAKENHAM VIC 3810	\$480,000	07-Oct-25
36 TITAN LODGE WALK PAKENHAM VIC 3810	\$495,000	16-Sep-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.~~

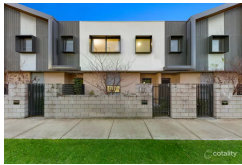
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AREASPECIALIST

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6 SLATTERY PLACE PAKENHAM VIC 3810

2 2 2

Sold Price

\$520,000

Sold Date

21-Aug-25

Distance

0km



134 HENRY STREET PAKENHAM VIC 3810

2 2 1

Sold Price

^{RS} **\$480,000**

Sold Date

07-Oct-25

Distance

0.39km



36 TITAN LODGE WALK PAKENHAM VIC 3810

2 2 2

Sold Price

\$495,000

Sold Date

16-Sep-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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