

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 BALATON DRIVE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

9 CONSTANCE WAY PAKENHAM VIC 3810	\$715,000	06-Jun-25
3 HALF MOON CRESCENT PAKENHAM VIC 3810	\$700,000	09-May-25
53 LEIGH DRIVE PAKENHAM VIC 3810	\$663,000	02-Feb-10

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: 30 June 2025

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9 CONSTANCE WAY PAKENHAM VIC 3810

3 2 2

Sold Price

^{RS} **\$715,000** Sold Date **06-Jun-25**

Distance **1.03km**



3 HALF MOON CRESCENT PAKENHAM VIC 3810

3 2 2

Sold Price

^{RS} **\$700,000** ^{UN} Sold Date **09-May-25**

Distance **0.71km**



53 LEIGH DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

\$663,000 Sold Date **02-Feb-10**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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