

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 LEHMANN GROVE 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Pakenham

Period-from

01 Sep 2024

to

31 Aug 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

7 EDMUND STREET PAKENHAM VIC 3810	\$750,000	03-Jul-25
17 CHRISTIE COURT PAKENHAM VIC 3810	\$795,000	19-Aug-25
21 HARRISON WAY PAKENHAM VIC 3810	\$802,000	13-Jun-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: 04 September 2025



**7 EDMUND STREET PAKENHAM
VIC 3810**

 4  2  2

Sold Price

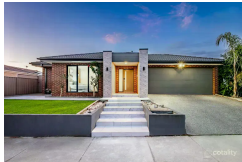
\$750,000

Sold Date

03-Jul-25

Distance

0.96km



**17 CHRISTIE COURT PAKENHAM
VIC 3810**

 4  2  2

Sold Price

^{RS} **\$795,000**

Sold Date

19-Aug-25

Distance

1.22km



**21 HARRISON WAY PAKENHAM
VIC 3810**

 4  2  2

Sold Price

^{RS} **\$802,000**

Sold Date

13-Jun-25

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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