

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 OHARA 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

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

11 WHITELEY WAY PAKENHAM VIC 3810	\$1,050,000	12-May-25
3 RAMSAY CLOSE PAKENHAM VIC 3810	\$1,070,000	01-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: 17 September 2025

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11 WHITELEY WAY PAKENHAM VIC 3810 Sold Price **\$1,050,000** Sold Date **12-May-25**
Distance **0.98km**

 5  2  3



3 RAMSAY CLOSE PAKENHAM VIC 3810 Sold Price **\$1,070,000** Sold Date **01-Jun-25**
Distance **0.65km**

 4  2  3

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

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