

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

9 JARRAH COURT 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

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

28 EBONY DRIVE PAKENHAM VIC 3810

\$580,000

16-Apr-25

7 CONRAD COURT PAKENHAM VIC 3810

\$610,000

20-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: 07 October 2025

Benjamin Duke
 M 0400234572
 E ben.d@neilsonpartners.com.au



28 EBONY DRIVE PAKENHAM VIC 3810
 Sold Price **\$580,000** Sold Date **16-Apr-25**

 3
  2
  2

Distance **0.32km**



7 CONRAD COURT PAKENHAM VIC 3810
 Sold Price **\$610,000** Sold Date **20-Jun-25**

 3
  2
  2

Distance **0.39km**

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

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