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 GREEN ORCHID CIRCUIT 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	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Jun 2025	to	31 May 2026	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
1/13 DISTON COURT PAKENHAM VIC 3810	$600,000	14-Apr-26
5/7 OSBORN GROVE PAKENHAM VIC 3810	$600,000	24-Jan-26
7 TRINIDAD WALK PAKENHAM VIC 3810	$615,000	14-May-26

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: 23 June 2026

Harcourts Pakenham

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1/13 DISTON COURT PAKENHAM VIC 3810

3 2 2

Sold Price **$600,000** Sold Date **14-Apr-26**

Distance **0.39km**



5/7 OSBORN GROVE PAKENHAM VIC 3810

3 2 2

Sold Price Sold Date **24-Jan-26**

Distance **0.83km**



7 TRINIDAD WALK PAKENHAM VIC 3810

3 2 2

Sold Price **$615,000** Sold Date **14-May-26**

Distance **1.44km**

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

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