

## 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

13 ROMINA STREET PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 6 SERENITY STREET PAKENHAM VIC 3810 | \$750,000 | 10-Sep-25 |
| 4 PEGASUS STREET PAKENHAM VIC 3810  | \$760,000 | 19-Aug-25 |
| 1 BRITTON DRIVE PAKENHAM VIC 3810   | \$756,000 | 24-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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**6 SERENITY STREET PAKENHAM  
VIC 3810**

4 2 2

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**10-Sep-25**

Distance

**0.57km**



**4 PEGASUS STREET PAKENHAM  
VIC 3810**

4 2 2

Sold Price

<sup>RS</sup>

**\$760,000**

Sold Date

**19-Aug-25**

Distance

**0.42km**



**1 BRITTON DRIVE PAKENHAM VIC  
3810**

4 2 2

Sold Price

**\$756,000**

Sold Date

**24-Jun-25**

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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