

## 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

15 HOLT PLACE PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 HOLT PLACE PAKENHAM VIC 3810	\$693,000	14-May-25
4 HOLT PLACE PAKENHAM VIC 3810	\$668,000	20-Jan-25
21 WEBSTER WAY PAKENHAM VIC 3810	\$675,000	21-Feb-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: 25 June 2025

# AREASPECIALIST

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**6 HOLT PLACE PAKENHAM VIC  
3810**

Sold Price

**\$693,000**

Sold Date

**14-May-25**

3

2

2

Distance

**0.1km**



**4 HOLT PLACE PAKENHAM VIC  
3810**

Sold Price

**\$668,000**

Sold Date

**20-Jan-25**

3

2

2

Distance

**0.12km**



**21 WEBSTER WAY PAKENHAM VIC  
3810**

Sold Price

**\$675,000**

Sold Date

**21-Feb-25**

3

2

2

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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