

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

6/16-20 HONEYSUCKLE CLOSE 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

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

9/2 THE ENTRANCE PAKENHAM VIC 3810	\$593,000	11-May-24
5 SUNLINE TERRACE PAKENHAM VIC 3810	\$610,000	24-Feb-25
4 DEALBATA LANE PAKENHAM VIC 3810	\$600,000	16-Apr-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

AREASPECIALIST

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9/2 THE ENTRANCE PAKENHAM VIC 3810

 3  2  2

Sold Price

\$593,000

Sold Date

11-May-24

Distance

0.36km



5 SUNLINE TERRACE PAKENHAM VIC 3810

 3  2  2

Sold Price

\$610,000

Sold Date

24-Feb-25

Distance

0.81km



4 DEALBATA LANE PAKENHAM VIC 3810

 3  2  2

Sold Price

\$600,000

Sold Date

16-Apr-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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