

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 HOLT PLACE 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 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

4 HOLT PLACE PAKENHAM VIC 3810	\$668,000	20-Jan-25
16 JACQUELINE PLACE PAKENHAM VIC 3810	\$645,000	13-Feb-25
18 PARAMOUNT WAY PAKENHAM VIC 3810	\$650,000	04-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: 08 May 2025

AREASPECIALIST

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4 HOLT PLACE PAKENHAM VIC 3810

3 2 2

Sold Price

\$668,000

Sold Date

20-Jan-25

Distance

0.02km



16 JACQUELINE PLACE PAKENHAM VIC 3810

3 2 2

Sold Price

\$645,000

Sold Date

13-Feb-25

Distance

1.47km



18 PARAMOUNT WAY PAKENHAM VIC 3810

3 2 2

Sold Price

\$650,000

Sold Date

04-Feb-25

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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