

## 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 CHRISTOPHER CLOSE 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

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 15 KATE COURT PAKENHAM VIC 3810   | \$660,000 | 20-Mar-25 |
| 29 ADRIAN DRIVE PAKENHAM VIC 3810 | \$660,000 | 06-Mar-25 |
| 21 LEIGH DRIVE PAKENHAM VIC 3810  | \$670,000 | 28-Mar-25 |

OR

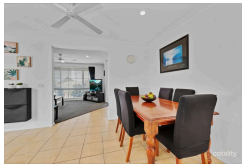
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 September 2025

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### 15 KATE COURT PAKENHAM VIC 3810

Sold Price

**\$660,000**

Sold Date

**20-Mar-25**

 3

 2

 2

Distance

**0.2km**



### 29 ADRIAN DRIVE PAKENHAM VIC 3810

Sold Price

Sold Date

**06-Mar-25**

 3

 2

 2

Distance

**0.42km**



### 21 LEIGH DRIVE PAKENHAM VIC 3810

Sold Price

**\$670,000**

Sold Date

**28-Mar-25**

 3

 2

 2

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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