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 MACADAMIA STREET 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,500	Property type	Unit	Suburb	Pakenham
Period-from	01 Jan 2025	to	31 Dec 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
3 LOZ COURT PAKENHAM VIC 3810	$650,000	15-Sep-25
41 SYME ROAD PAKENHAM VIC 3810	$645,500	21-Oct-25
6 OLIVIA COURT PAKENHAM VIC 3810	$645,000	14-Sep-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.~~

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3 LOZ COURT PAKENHAM VIC 3810

3 2 2

Sold Price **$650,000** Sold Date **15-Sep-25**

Distance **0.14km**



41 SYME ROAD PAKENHAM VIC 3810

3 2 2

Sold Price **$645,500** Sold Date **21-Oct-25**

Distance **0.11km**



6 OLIVIA COURT PAKENHAM VIC 3810

3 2 2

Sold Price **$645,000** Sold Date **14-Sep-25**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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