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 SUNSET CRESCENT 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	$760,000	&	$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Pakenham
Period-from	01 Feb 2025	to	31 Jan 2026	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
4 MOUNTFORD RISE PAKENHAM VIC 3810	$789,500	14-Oct-25
10 BELLA VISTA CRESCENT PAKENHAM VIC 3810	$810,000	11-Sep-25
4 ABREHART ROAD PAKENHAM VIC 3810	$780,000	26-Aug-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 February 2026

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4 MOUNTFORD RISE PAKENHAM VIC 3810

4 2 2

Sold Price **$789,500** Sold Date **14-Oct-25**

Distance **0.26km**



10 BELLA VISTA CRESCENT PAKENHAM VIC 3810

4 2 2

Sold Price **$810,000** Sold Date **11-Sep-25**

Distance **0.45km**



4 ABREHART ROAD PAKENHAM VIC 3810

4 2 2

Sold Price **$780,000** Sold Date **26-Aug-25**

Distance **0.65km**

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

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