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 BANKSIA GROVE 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	$720,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	House	Suburb	Pakenham
Period-from	01 Apr 2025	to	31 Mar 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
9 ASPEN STREET PAKENHAM VIC 3810	$710,000	05-Feb-26
17 PRIZZLE ROAD PAKENHAM VIC 3810	$746,000	19-Jan-26
85 PARK ORCHARD DRIVE PAKENHAM VIC 3810	$747,500	19-Jan-26

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 April 2026

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9 ASPEN STREET PAKENHAM VIC 3810

4 2 2

Sold Price **$710,000** Sold Date **05-Feb-26**

Distance **1.23km**



17 PRIZZLE ROAD PAKENHAM VIC 3810

4 2 2

Sold Price **$746,000** Sold Date **19-Jan-26**

Distance **1.81km**



85 PARK ORCHARD DRIVE PAKENHAM VIC 3810

4 2 -

Sold Price **$747,500** Sold Date **19-Jan-26**

Distance **0.46km**

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

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