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<br>Including suburb and postcode | 16 CYPRUS 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 | $660,000 | & | $726,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $680,000 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Nov 2024 | to | 31 Oct 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 |
|---|---|---|
| 5 CYPRUS PLACE PAKENHAM VIC 3810 | $726,000 | 11-Aug-25 |
| 34 PARMAN AVENUE PAKENHAM VIC 3810 | $706,000 | 02-Oct-25 |
| 11 BYSOUTH COURT PAKENHAM VIC 3810 | $710,000 | 25-Oct-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: 24 November 2025

Harcourts Pakenham

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**5 CYPRUS PLACE PAKENHAM VIC 3810**

3 2 2

Sold Price **$726,000** Sold Date **11-Aug-25**

Distance **0.18km**



**34 PARMAN AVENUE PAKENHAM VIC 3810**

3 2 2

Sold Price RS **$706,000** Sold Date **02-Oct-25**

Distance **0.46km**



**11 BYSOUTH COURT PAKENHAM VIC 3810**

3 2 2

Sold Price RS **$710,000** Sold Date **25-Oct-25**

Distance **0.88km**

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

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