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	9 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	House	Suburb	Pakenham
Period-from	01 Aug 2024	to	31 Jul 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
9 BALMORAL WAY PAKENHAM VIC 3810	$665,000	03-Jun-25
4 ANDREW COURT PAKENHAM VIC 3810	$640,000	10-Jul-25
5 KRAFT COURT PAKENHAM VIC 3810	$680,000	04-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: 26 August 2025

Harcourts Pakenham

Amanda Claridge
M 0409009887
E amanda.claridge@harcourts.com.au



9 BALMORAL WAY PAKENHAM VIC 3810

4 2 2

Sold Price **$665,000** Sold Date **03-Jun-25**

Distance **0.19km**

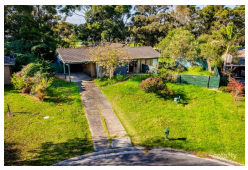


4 ANDREW COURT PAKENHAM VIC 3810

3 1 2

Sold Price **$640,000** Sold Date **10-Jul-25**

Distance **0.3km**



5 KRAFT COURT PAKENHAM VIC 3810

3 1 2

Sold Price RS **$680,000** Sold Date **04-Aug-25**

Distance **0.44km**

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

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