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	6/16-20 HONEYSUCKLE CLOSE 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	$560,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Oct 2024	to	30 Sep 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
9/2 THE ENTRANCE PAKENHAM VIC 3810	$593,000	11-May-24
5 SUNLINE TERRACE PAKENHAM VIC 3810	$610,000	24-Feb-25
4 DEALBATA LANE PAKENHAM VIC 3810	$600,000	16-Apr-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: 07 October 2025

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9/2 THE ENTRANCE PAKENHAM VIC 3810

3 2 2

Sold Price **$593,000** Sold Date **11-May-24**

Distance **0.36km**



5 SUNLINE TERRACE PAKENHAM VIC 3810

3 2 2

Sold Price **$610,000** Sold Date **24-Feb-25**

Distance **0.81km**



4 DEALBATA LANE PAKENHAM VIC 3810

3 2 2

Sold Price **$600,000** Sold Date **16-Apr-25**

Distance **1.05km**

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

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