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 GUEST ROAD 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$673,000	Property type	House	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
6 GIBB COURT PAKENHAM VIC 3810	$640,000	14-Aug-25
21 DUNCAN DRIVE PAKENHAM VIC 3810	$661,000	23-Jun-25
9 CYPRUS PLACE PAKENHAM VIC 3810	$665,500	14-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: 30 October 2025

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6 GIBB COURT PAKENHAM VIC 3810

3 1 2

Sold Price **$640,000** Sold Date **14-Aug-25**

Distance **0.22km**



21 DUNCAN DRIVE PAKENHAM VIC 3810

3 2 1

Sold Price **$661,000** Sold Date **23-Jun-25**

Distance **0.35km**



9 CYPRUS PLACE PAKENHAM VIC 3810

3 1 2

Sold Price RS **$665,500** Sold Date **14-Oct-25**

Distance **0.42km**

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

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