

## 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 PARAMOUNT WAY PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Pakenham

Period-from

01 Mar 2025

to

28 Feb 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

1 AMY CLOSE PAKENHAM VIC 3810	\$610,000	24-Dec-25
5 RIVIERA DRIVE PAKENHAM VIC 3810	\$623,000	07-Feb-26
9 MEABY DRIVE PAKENHAM VIC 3810	\$595,000	15-Sep-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: 13 March 2026

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**1 AMY CLOSE PAKENHAM VIC 3810** Sold Price **\$610,000** Sold Date **24-Dec-25**

3 1 1

Distance **0.49km**



**5 RIVIERA DRIVE PAKENHAM VIC 3810** Sold Price <sup>RS</sup> **\$623,000** Sold Date **07-Feb-26**

3 1 1

Distance **1.33km**



**9 MEABY DRIVE PAKENHAM VIC 3810** Sold Price **\$595,000** Sold Date **15-Sep-25**

2 1 1

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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