

## 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

51 SYME ROAD 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Pakenham

Period-from

01 Apr 2025

to

31 Mar 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

3 CHERRY BLOSSOM CHASE PAKENHAM VIC 3810	\$696,000	15-Feb-26
6 GUEST ROAD PAKENHAM VIC 3810	\$690,000	12-Nov-25
3 JAN MAREE COURT PAKENHAM VIC 3810	\$695,000	17-Apr-26

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 April 2026



**3 CHERRY BLOSSOM CHASE  
PAKENHAM VIC 3810**

 4  2  2

Sold Price **\$696,000** Sold Date **15-Feb-26**

Distance **0.51km**



**6 GUEST ROAD PAKENHAM VIC  
3810**

 4  2  2

Sold Price **\$690,000** Sold Date **12-Nov-25**

Distance **0.79km**



**3 JAN MAREE COURT PAKENHAM  
VIC 3810**

 4  2  2

Sold Price <sup>RS</sup> **\$695,000** Sold Date **17-Apr-26**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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