

## 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

5 CYPRUS PLACE PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2024

to

30 Jun 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

5 ADAM COURT PAKENHAM VIC 3810	\$710,000	31-Jan-25
24 MARSON COURT PAKENHAM VIC 3810	\$720,000	09-Jul-25
2 MEABY DRIVE PAKENHAM VIC 3810	\$709,500	28-Jul-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: 31 July 2025

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**5 ADAM COURT PAKENHAM VIC 3810**

 3  2  2

Sold Price

**\$710,000**

Sold Date

**31-Jan-25**

Distance

**0.54km**



**24 MARSON COURT PAKENHAM VIC 3810**

 3  2  2

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**09-Jul-25**

Distance

**1.07km**



**2 MEABY DRIVE PAKENHAM VIC 3810**

 3  2  2

Sold Price

<sup>RS</sup> **\$709,500**

Sold Date

**28-Jul-25**

Distance

**1.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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