

## 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 BANKSIA GROVE 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

\$795,000

&

\$870,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8 ONYX CRESCENT OFFICER VIC 3809        | \$775,000 | 29-Dec-25 |
| 7 LEHMANN GROVE PAKENHAM VIC 3810       | \$800,000 | 11-Sep-25 |
| 28 EASTBOURNE CRESCENT OFFICER VIC 3809 | \$876,500 | 12-Jan-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: 05 March 2026



Barry and Christine McMurchie - Quarrie

P 0449191575

M 0412546299

E barry.christine@eview.com.au



**8 ONYX CRESCENT OFFICER VIC 3809**

4 2 2

Sold Price

**\$775,000**

Sold Date

**29-Dec-25**

Distance

**1.95km**



**7 LEHMANN GROVE PAKENHAM VIC 3810**

4 2 2

Sold Price

**\$800,000**

Sold Date

**11-Sep-25**

Distance

**1.11km**



**28 EASTBOURNE CRESCENT OFFICER VIC 3809**

4 2 2

Sold Price

<sup>RS</sup>**\$876,500**

Sold Date

**12-Jan-26**

Distance

**1.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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