

## 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 WALNUT 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

\$690,000

&

\$750,000

### 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

9 ASPEN STREET PAKENHAM VIC 3810	\$710,000	05-Feb-26
47 GOSHAWK DRIVE PAKENHAM VIC 3810	\$725,000	23-Feb-26
5 TERESSA WAY PAKENHAM VIC 3810	\$740,000	28-Nov-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: 07 April 2026

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**9 ASPEN STREET PAKENHAM VIC 3810**

Sold Price

**\$710,000**Sold Date **05-Feb-26**

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Distance **3.79km****47 GOSHAWK DRIVE PAKENHAM VIC 3810**

Sold Price

**\$725,000**Sold Date **23-Feb-26**

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Distance **3.62km****5 TERESSA WAY PAKENHAM VIC 3810**

Sold Price

**\$740,000**Sold Date **28-Nov-25**

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Distance **2.45km**

RS = Recent sale

UN = Undisclosed Sale

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