

## 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

1/16-20 HONEYSUCKLE CLOSE 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

\$560,000

&

\$616,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Pakenham

Period-from

01 Dec 2024

to

30 Nov 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 6/16-20 HONEYSUCKLE CLOSE PAKENHAM VIC 3810 | \$601,000 | 31-Oct-25 |
| 3/16-20 HONEYSUCKLE CLOSE PAKENHAM VIC 3810 | \$576,000 | 13-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: 02 December 2025

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**6/16-20 HONEYSUCKLE CLOSE  
PAKENHAM VIC 3810**

3 2 2

Sold Price

RS

**\$601,000**

Sold Date

**31-Oct-25**

Distance

**0km**

**3/16-20 HONEYSUCKLE CLOSE  
PAKENHAM VIC 3810**

3 2 1

Sold Price

**\$576,000**

Sold Date

**13-Sep-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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