

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	108 Henry Street Pakenham, 3810
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$490,000 & \$530,000
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Median sale price

Median price	\$541,500	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	25-Jan-2025	to	22-Jan-2026	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	5/2 Roberts Street, Noble Park, Vic 3174	\$520,000	04-Aug-2025
2	7/6 Noble Street, Noble Park, Vic 3174	\$500,100	15-Sep-2025
3	1/36 Stuart Street, Noble Park, Vic 3174	\$550,000	04-Oct-2025

This statement of information was prepared on 22-Jan-2026 at 5:28:05 PM AEDT