

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

2/47 PRINCES HIGHWAY PAKENHAM VIC 3810

Indicative selling price

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

Single Price

or range
between

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

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

1/4 HENRY STREET PAKENHAM VIC 3810	\$580,000	01-May-25
2/12 JOHN STREET PAKENHAM VIC 3810	\$535,000	30-Jun-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: 24 April 2026

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**1/4 HENRY STREET PAKENHAM
 VIC 3810**

Sold Price **\$580,000** Sold Date **01-May-25**

 3  2  2

Distance **0.06km**



**2/12 JOHN STREET PAKENHAM VIC
 3810**

Sold Price **\$535,000** Sold Date **30-Jun-25**

 3  2  2

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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