

## 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

10 NEMO STREET 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

\$580,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

8/15 HENRY STREET PAKENHAM VIC 3810	\$600,000	20-Oct-25
4/30 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$595,000	13-Aug-25
2/55 SANDALWOOD DRIVE PAKENHAM VIC 3810	\$600,000	10-Oct-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: 16 December 2025

# AREASPECIALIST

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**8/15 HENRY STREET PAKENHAM  
VIC 3810**

3 2 2

Sold Price

**\$600,000**

Sold Date **20-Oct-25**

Distance **0.59km**



**4/30 GRAND CENTRAL  
BOULEVARD PAKENHAM VIC 3810**

3 2 2

Sold Price

**\$595,000**

Sold Date **13-Aug-25**

Distance **1.32km**



**2/55 SANDALWOOD DRIVE  
PAKENHAM VIC 3810**

3 2 2

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **10-Oct-25**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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