

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

5/23 MAIN STREET 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

\$470,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Jan 2025

to

31 Dec 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

13/44 KING STREET PAKENHAM VIC 3810	\$490,000	25-Aug-25
2/10 WADSLEY AVENUE PAKENHAM VIC 3810	\$500,000	09-Oct-25
13/31 SYME ROAD PAKENHAM VIC 3810	\$504,000	12-Aug-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: 29 January 2026

**13/44 KING STREET PAKENHAM
VIC 3810**

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Sold Price **\$490,000** Sold Date **25-Aug-25**Distance **0.66km****2/10 WADSLEY AVENUE
PAKENHAM VIC 3810**

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Sold Price **\$500,000** Sold Date **09-Oct-25**Distance **0.26km****13/31 SYME ROAD PAKENHAM VIC
3810**

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Sold Price **\$504,000** Sold Date **12-Aug-25**Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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