

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

5/5 Spencer Place, Pakenham, Vic 3810


Indicative selling price

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

range between \$595,000 & \$649,000

Median sale price

Median price \$590,000 Property type *Unit* Suburb Pakenham

Period - From 01/01/2026 to 31/03/2026 Source  PropTrack

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 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
27 Lavit Lane, Pakenham, VIC 3810	\$630,000	15/01/2026
12 Expedition Circuit, Pakenham, VIC 3810	\$633,500	31/03/2026
5/7 Osborn Grove, Pakenham, VIC 3810	\$600,000	24/01/2026

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 six months.~~

This Statement of Information was prepared on: 21/04/2026