

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	112 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	\$520,000 & \$570,000
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Median sale price

Median price	\$632,750	Property Type	TOWNHOUSE	Suburb	PAKENHAM
Period - From	29-Sep-2024	to	22-Sep-2025	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	2/23 Atlantic Drive, Pakenham, Vic 3810	\$571,000	04-Sep-2025
2	27 Atlantic Drive, Pakenham, Vic 3810	\$555,000	04-Sep-2025
3	62 The Parkway, Pakenham, Vic 3810	\$550,000	11-Aug-2025

This statement of information was prepared on 24-Sep-2025 at 11:12:30 AM AEST