

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

2/180 HENRY ROAD 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Oct 2024

to

30 Sep 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

22 LUELLA LANE PAKENHAM VIC 3810

\$550,000

24-Jun-25

14 FITZROY STREET PAKENHAM VIC 3810

\$600,000

29-May-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.

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22 LUELLA LANE PAKENHAM VIC 3810

Sold Price **\$550,000** Sold Date **24-Jun-25**

 3
  2
  1

Distance **0.05km**



14 FITZROY STREET PAKENHAM VIC 3810

Sold Price **\$600,000** Sold Date **29-May-25**

 3
  2
  2

Distance **0.3km**

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

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