

## 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

32 HENTY 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Other

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

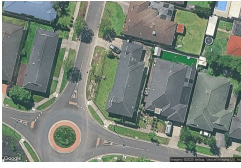
Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 25 STOREY DRIVE PAKENHAM VIC 3810    | \$700,000 | 25-Apr-25 |
| 39 SIMON DRIVE PAKENHAM VIC 3810     | \$710,000 | 02-May-25 |
| 39 GREVILLEA PLACE PAKENHAM VIC 3810 | \$705,000 | 02-Sep-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: 01 October 2025


**25 STOREY DRIVE PAKENHAM VIC 3810**

Sold Price

**\$700,000**

Sold Date

**25-Apr-25**
 3

 2

 2

Distance

**0.45km**

**39 SIMON DRIVE PAKENHAM VIC 3810**

Sold Price

**\$710,000**

Sold Date

**02-May-25**
 3

 2

 2

Distance

**1.32km**

**39 GREVILLEA PLACE PAKENHAM VIC 3810**

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date

**02-Sep-25**
 3

 2

 2

Distance

**0.52km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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