

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

4/4 ANDERSON 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Dec 2024

to

30 Nov 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

3/2 JAMIESON COURT PAKENHAM VIC 3810

\$513,000

02-Oct-25

9/7 SYME ROAD PAKENHAM VIC 3810

\$560,000

29-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: 05 December 2025

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**3/2 JAMIESON COURT PAKENHAM
VIC 3810**

Sold Price

^{RS}

\$513,000

Sold Date

02-Oct-25

 2

 1

 2

Distance

0.99km



**9/7 SYME ROAD PAKENHAM VIC
3810**

Sold Price

\$560,000

Sold Date

29-Aug-25

 3

 1

 2

Distance

2.11km

RS = Recent sale

UN = Undisclosed Sale

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