

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

7/2 SNODGRASS 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

\$555,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Nov 2024

to

31 Oct 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

1/5 HENRY STREET PAKENHAM VIC 3810	\$642,000	07-Nov-25
4/30 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	\$595,000	13-Aug-25
1/16 JOHN STREET PAKENHAM VIC 3810	\$625,000	05-Nov-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: 17 November 2025

AREASPECIALIST

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**1/5 HENRY STREET PAKENHAM
VIC 3810**

Sold Price

^{RS}

\$642,000

Sold Date

07-Nov-25

3

2

2

Distance

0.19km



**4/30 GRAND CENTRAL
BOULEVARD PAKENHAM VIC 3810**

Sold Price

\$595,000

Sold Date

13-Aug-25

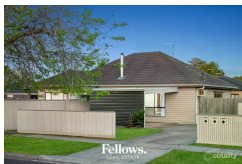
3

2

2

Distance

0.73km



**1/16 JOHN STREET PAKENHAM VIC
3810**

Sold Price

^{RS}

\$625,000

Sold Date

05-Nov-25

3

2

2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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