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

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1/5 HENRY STREET PAKENHAM VIC 3810

3 2 2

Sold Price RS $642,000 Sold Date 07-Nov-25

Distance 0.19km



4/30 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810

3 2 2

Sold Price $595,000 Sold Date 13-Aug-25

Distance 0.73km



1/16 JOHN STREET PAKENHAM VIC 3810

3 2 2

Sold Price RS $625,000 Sold Date 05-Nov-25

Distance 0.53km

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

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