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	4/2-4 CHARLES 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Apr 2025	to	31 Mar 2026	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
1/14 CHARLES STREET PAKENHAM VIC 3810	$488,000	21-Jan-25
3/2 JAMIESON COURT PAKENHAM VIC 3810	$513,000	12-Sep-25
4/3 JAMIESON COURT PAKENHAM VIC 3810	$425,000	01-Apr-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: 30 April 2026

CONSUMER AFFAIRS VICTORIA

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1/14 CHARLES STREET PAKENHAM VIC 3810 Sold Price **$488,000** Sold Date **21-Jan-25**

3 2 1 Distance **0.11km**



3/2 JAMIESON COURT PAKENHAM VIC 3810 Sold Price **$513,000** Sold Date **12-Sep-25**

3 1 2 Distance **0.23km**



4/3 JAMIESON COURT PAKENHAM VIC 3810 Sold Price **$425,000** Sold Date **01-Apr-25**

2 1 1 Distance **0.23km**

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

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