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	1/12-13 HENTY 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$510,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Feb 2025	to	31 Jan 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
2/55 SANDALWOOD DRIVE PAKENHAM VIC 3810	$600,000	07-Oct-25
8/15 HENRY STREET PAKENHAM VIC 3810	$600,000	20-Oct-25
4/30 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810	$595,000	13-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: 11 February 2026

Harcourts Pakenham

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2/55 SANDALWOOD DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price **$600,000** Sold Date **07-Oct-25**

Distance **0.44km**



8/15 HENRY STREET PAKENHAM VIC 3810

3 2 2

Sold Price Sold Date **20-Oct-25**

Distance **0.73km**



4/30 GRAND CENTRAL BOULEVARD PAKENHAM VIC 3810

3 2 2

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

Distance **0.96km**

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

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