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	8/89 HENRY 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Oct 2024	to	30 Sep 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
4/40-42 JOHN STREET PAKENHAM VIC 3810	$529,000	24-Jun-25
2/25 KING STREET PAKENHAM VIC 3810	$545,000	01-Jul-25
3/16 JOHN STREET PAKENHAM VIC 3810	$550,000	09-Jun-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: 15 October 2025

Harcourts Pakenham

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4/40-42 JOHN STREET PAKENHAM VIC 3810

3 2 2

Sold Price **$529,000** Sold Date **24-Jun-25**

Distance **0.43km**

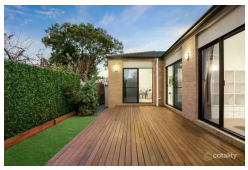


2/25 KING STREET PAKENHAM VIC 3810

3 2 1

Sold Price **$545,000** Sold Date **01-Jul-25**

Distance **0.53km**



3/16 JOHN STREET PAKENHAM VIC 3810

3 2 2

Sold Price **$550,000** Sold Date **09-Jun-25**

Distance **0.65km**

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

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