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	6 KANURI WAY 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 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
27 STATION STREET PAKENHAM VIC 3810	$569,200	16-Aug-25
2/25 KING STREET PAKENHAM VIC 3810	$545,000	01-Jul-25
1/16 THOMAS STREET PAKENHAM VIC 3810	$560,000	09-Oct-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.~~

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AREASPECIALIST
Stacey Woodfield
M 0403503524
E staceyw@areaspecialist.com.au



27 STATION STREET PAKENHAM VIC 3810
3 2 2
Sold Price RS $569,200 Sold Date 16-Aug-25
Distance 0.15km



2/25 KING STREET PAKENHAM VIC 3810
3 2 1
Sold Price $545,000 Sold Date 01-Jul-25
Distance 0.53km



1/16 THOMAS STREET PAKENHAM VIC 3810
3 2 2
Sold Price RS $560,000 Sold Date 09-Oct-25
Distance 0.54km

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

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