

## 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

38 HENRY STREET PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2024

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 34 HENRY STREET PAKENHAM VIC 3810     | \$575,000 | 17-Apr-25 |
| 10 SLATTERY PLACE PAKENHAM VIC 3810   | \$505,000 | 16-May-25 |
| 20 TITAN LODGE WALK PAKENHAM VIC 3810 | \$540,000 | 24-May-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: 20 August 2025

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**34 HENRY STREET PAKENHAM VIC 3810** Sold Price **\$575,000** Sold Date **17-Apr-25**

 3  1  2

Distance **0.02km**



**10 SLATTERY PLACE PAKENHAM VIC 3810** Sold Price **\$505,000** Sold Date **16-May-25**

 3  2  2

Distance **0.11km**



**20 TITAN LODGE WALK PAKENHAM VIC 3810** Sold Price **\$540,000** Sold Date **24-May-25**

 3  1  2

Distance **0.42km**

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

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