

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

2/14 SHERRIFF RISE 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

\$460,000

&

\$506,000

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

2/14 HENTY STREET PAKENHAM VIC 3810	\$480,000	26-May-25
5/30 SIR THOMAS DRIVE PAKENHAM VIC 3810	\$480,000	11-Jul-25
13/44 KING STREET PAKENHAM VIC 3810	\$490,000	04-Sep-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: 24 October 2025



**2/14 HENTY STREET PAKENHAM
VIC 3810**

 2  1  1

Sold Price **\$480,000** Sold Date **26-May-25**

Distance **1.17km**



**5/30 SIR THOMAS DRIVE
PAKENHAM VIC 3810**

 2  1  1

Sold Price Sold Date **11-Jul-25**

Distance **1.21km**



**13/44 KING STREET PAKENHAM
VIC 3810**

 2  1  1

Sold Price ^{RS} **\$490,000** Sold Date **04-Sep-25**

Distance **0.65km**

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

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