

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

19/44 KING 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

\$515,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2025

to

28 Feb 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

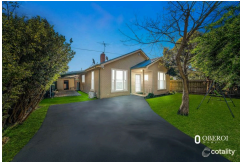
Date of sale

1/5 THOMAS STREET PAKENHAM VIC 3810	\$515,000	13-Oct-25
4/12 MCCLENAGHAN PLACE PAKENHAM VIC 3810	\$528,000	03-Dec-25
11/120 AHERN ROAD PAKENHAM VIC 3810	\$520,000	13-Mar-26

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: 30 March 2026

**1/5 THOMAS STREET PAKENHAM
VIC 3810**

3 1 1

Sold Price **\$515,000** Sold Date **13-Oct-25**Distance **0.57km****4/12 MCCLENAGHAN PLACE
PAKENHAM VIC 3810**

3 1 2

Sold Price **\$528,000** Sold Date **03-Dec-25**Distance **2.03km****11/120 AHERN ROAD PAKENHAM
VIC 3810**

3 1 1

Sold Price ^{RS} **\$520,000** Sold Date **13-Mar-26**Distance **2.19km****RS** = Recent sale **UN** = Undisclosed Sale

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