

## 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

5/23 MAIN 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

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Pakenham

Period-from

01 Jun 2025

to

31 May 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

2/10 WADSLEY AVENUE PAKENHAM VIC 3810	\$500,000	09-Oct-25
4/3 MAIN STREET PAKENHAM VIC 3810	\$496,000	08-Jan-26
13/44 KING STREET PAKENHAM VIC 3810	\$490,000	25-Aug-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: 02 June 2026

**2/10 WADSLEY AVENUE  
PAKENHAM VIC 3810**

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Sold Price **\$500,000** Sold Date **09-Oct-25**Distance **0.26km****4/3 MAIN STREET PAKENHAM VIC  
3810**

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Sold Price **\$496,000** Sold Date **08-Jan-26**Distance **0.31km****13/44 KING STREET PAKENHAM  
VIC 3810**

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Sold Price **\$490,000** Sold Date **25-Aug-25**Distance **0.66km****RS** = Recent sale      **UN** = Undisclosed Sale

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