

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

2/12-13 HENTY 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

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

1/12-13 HENTY STREET PAKENHAM VIC 3810	\$600,000	19-Feb-26
1/9 ACACIA COURT PAKENHAM VIC 3810	\$575,000	04-Feb-25
2/9 ACACIA COURT PAKENHAM VIC 3810	\$575,000	04-Feb-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 June 2026

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**1/12-13 HENTY STREET PAKENHAM
VIC 3810**

 3  2  2

Sold Price

\$600,000

Sold Date

19-Feb-26

Distance

0km



**1/9 ACACIA COURT PAKENHAM
VIC 3810**

 3  -  -

Sold Price

\$575,000

Sold Date

04-Feb-25

Distance

0.11km



**2/9 ACACIA COURT PAKENHAM
VIC 3810**

 3  2  2

Sold Price

Sold Date

04-Feb-25

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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