

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

3/8 CHARLES 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Sep 2025

to

31 Aug 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

3/11 PAKENHAM ROAD PAKENHAM VIC 3810	\$518,000	29-Jun-26
7/7 CYAN CRESCENT OFFICER VIC 3809	\$520,000	13-Jul-26
2/10 JAMIESON COURT PAKENHAM VIC 3810	\$530,000	12-Apr-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: 02 September 2026

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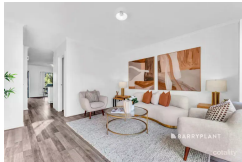


3/11 PAKENHAM ROAD PAKENHAM VIC 3810

^{RS} **\$518,000** Sold Date **29-Jun-26**

 2  2  1

Distance **2.35km**



7/7 CYAN CRESCENT OFFICER VIC 3809

\$520,000 Sold Date **13-Jul-26**

 2  1  1

Distance **4.64km**



2/10 JAMIESON COURT PAKENHAM VIC 3810

Sold Price **\$530,000** Sold Date **12-Apr-26**

 2  1  1

Distance **0.3km**

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

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