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	2/2 ANDERSON 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	$500,000	&	$550,000

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
7 STAR MEWS PAKENHAM VIC 3810	$507,500	05-May-26
2/10 ACACIA COURT PAKENHAM VIC 3810	$591,500	01-Apr-26
3/11 PAKENHAM ROAD PAKENHAM VIC 3810	$518,000	22-Jun-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: 24 September 2026

AREA SPECIALIST ALISTAIR BOYLE

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7 STAR MEWS PAKENHAM VIC 3810

2 2 1

Sold Price **$507,500** Sold Date **05-May-26**

Distance **0.52km**

2/10 ACACIA COURT PAKENHAM VIC 3810

2 2 1

Sold Price **$591,500** Sold Date **01-Apr-26**

Distance **0.96km**

3/11 PAKENHAM ROAD PAKENHAM VIC 3810

2 2 1

Sold Price **$518,000** Sold Date **22-Jun-26**

Distance **1.5km**

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

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