

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

5/3 HALE PLACE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Apr 2025

to

31 Mar 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

29/18-20 BEN DRIVE PAKENHAM VIC 3810	\$480,000	19-Jan-26
4/5 GLENDA COURT PAKENHAM VIC 3810	\$515,000	12-Feb-26
12/107 ARMY ROAD PAKENHAM VIC 3810	\$491,000	21-Oct-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 April 2026

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**29/18-20 BEN DRIVE PAKENHAM
VIC 3810**

 2
  1
  1

Sold Price **\$480,000** Sold Date **19-Jan-26**

Distance **0.27km**



**4/5 GLENDA COURT PAKENHAM
VIC 3810**

 3
  1
  2

Sold Price **\$515,000** Sold Date **12-Feb-26**

Distance **0.06km**



**12/107 ARMY ROAD PAKENHAM
VIC 3810**

 2
  1
  1

Sold Price **\$491,000** Sold Date **21-Oct-25**

Distance **0.3km**

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

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