

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 NEMO 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

\$530,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Mar 2025

to

28 Feb 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

4/4 ANDERSON STREET PAKENHAM VIC 3810	\$545,000	12-Dec-25
23B CAMERON WAY PAKENHAM VIC 3810	\$550,000	06-Nov-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: 10 March 2026


**4/4 ANDERSON STREET
PAKENHAM VIC 3810**
 2  1  2

Sold Price **\$545,000** Sold Date **12-Dec-25**

Distance **0.53km**

**23B CAMERON WAY PAKENHAM
VIC 3810**
 2  2  2

Sold Price **\$550,000** Sold Date **06-Nov-25**

Distance **0.9km**
RS = Recent sale

UN = Undisclosed Sale

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