

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

3/6A IRIS 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2025

to

30 Jun 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

3/16 THOMAS STREET PAKENHAM VIC 3810	\$595,000	17-Mar-26
1/12-13 HENTY STREET PAKENHAM VIC 3810	\$600,000	19-Feb-26
2/12-13 HENTY STREET PAKENHAM VIC 3810	\$580,000	14-Jul-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: 20 July 2026

Terri Fellows
P 0410 029 953
M 0400 573 483
E info@fellowsrealestate.com.au



**3/16 THOMAS STREET PAKENHAM
VIC 3810**

Sold Price

\$595,000

Sold Date

17-Mar-26

 3  2  2

Distance

1.5km



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

Sold Price

\$600,000

Sold Date

19-Feb-26

 3  2  2

Distance

1.47km



**2/12-13 HENTY STREET PAKENHAM
VIC 3810**

Sold Price

^{RS} **\$580,000**

Sold Date

14-Jul-26

 3  2  2

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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