

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

3/108 AHERN ROAD 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

\$475,000

&

\$522,500

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

5/3 HALE PLACE PAKENHAM VIC 3810	\$515,000	16-Apr-26
6 COACH CIRCUIT PAKENHAM VIC 3810	\$520,000	07-May-26
7/1-5 MEABY DRIVE PAKENHAM VIC 3810	\$522,000	21-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: 31 July 2026

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5/3 HALE PLACE PAKENHAM VIC 3810

Sold Price

\$515,000

Sold Date

16-Apr-26

 2

 1

 1

Distance

1.03km



6 COACH CIRCUIT PAKENHAM VIC 3810

Sold Price

\$520,000

Sold Date

07-May-26

 2

 1

 1

Distance

0.17km



7/1-5 MEABY DRIVE PAKENHAM VIC 3810

Sold Price

\$522,000

Sold Date

21-Apr-26

 2

 1

 1

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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