

## 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

101 AHERN ROAD PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

Pakenham

Period-from

01 Nov 2024

to

31 Oct 2025

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 HORNE COURT PAKENHAM VIC 3810  | \$730,000 | 16-Jul-25 |
| 5 CYPRUS PLACE PAKENHAM VIC 3810 | \$726,000 | 11-Aug-25 |
| 26 IRVING ROAD PAKENHAM VIC 3810 | \$740,000 | 29-May-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: 06 November 2025

# AREASPECIALIST

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## 7 HORNE COURT PAKENHAM VIC 3810

3 2 2

Sold Price

**\$730,000**

Sold Date

**16-Jul-25**

Distance

**1.04km**



## 5 CYPRUS PLACE PAKENHAM VIC 3810

3 2 2

Sold Price

**\$726,000**

Sold Date

**11-Aug-25**

Distance

**1.02km**



## 26 IRVING ROAD PAKENHAM VIC 3810

3 2 2

Sold Price

**\$740,000**

Sold Date

**29-May-25**

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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