

## 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

16/6-16 DISTON COURT PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Pakenham

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

5/108 AHERN ROAD PAKENHAM VIC 3810

\$465,000

07-Mar-25

16/18-20 BEN DRIVE PAKENHAM VIC 3810

\$465,000

03-Feb-25

29/18-20 BEN DRIVE PAKENHAM VIC 3810

\$460,000

23-Feb-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: 29 May 2025

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**5/108 AHERN ROAD PAKENHAM  
VIC 3810**

 2  1  1

Sold Price

**\$465,000**

Sold Date **07-Mar-25**

Distance **0.07km**



**16/18-20 BEN DRIVE PAKENHAM  
VIC 3810**

 2  1  1

Sold Price

Sold Date **03-Feb-25**

Distance **1.29km**



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

 2  1  1

Sold Price

**\$460,000**

Sold Date **23-Feb-25**

Distance **1.29km**



**4/108 AHERN ROAD PAKENHAM  
VIC 3810**

 2  1  1

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date **20-Mar-25**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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