

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

4/120 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Aug 2025

to

31 Jul 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

7 GREEN ORCHID CIRCUIT PAKENHAM VIC 3810	\$584,000	29-Jun-26
3/6A IRIS PLACE PAKENHAM VIC 3810	\$587,000	10-Aug-26
2/47 PRINCES HIGHWAY PAKENHAM VIC 3810	\$581,000	11-May-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: 25 August 2026

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**7 GREEN ORCHID CIRCUIT
PAKENHAM VIC 3810**

3 2 2

Sold Price **\$584,000** Sold Date **29-Jun-26**

Distance **0.2km**



**3/6A IRIS PLACE PAKENHAM VIC
3810**

3 2 2

Sold Price ^{RS} **\$587,000** Sold Date **10-Aug-26**

Distance **3.78km**



**2/47 PRINCES HIGHWAY
PAKENHAM VIC 3810**

3 2 2

Sold Price **\$581,000** Sold Date **11-May-26**

Distance **1.81km**

RS = Recent sale **UN** = Undisclosed Sale

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