

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

8/108 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

\$495,000

&

\$544,500

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

14/11 HAWK AVENUE PAKENHAM VIC 3810	\$538,000	18-May-26
11/120 AHERN ROAD PAKENHAM VIC 3810	\$520,000	01-Mar-26
18/44 KING STREET PAKENHAM VIC 3810	\$535,000	03-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: 25 August 2026

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



**14/11 HAWK AVENUE PAKENHAM
VIC 3810**

Sold Price

^{RS} **\$538,000** Sold Date **18-May-26**

3 1 2

Distance **0.92km**



**11/120 AHERN ROAD PAKENHAM
VIC 3810**

Sold Price

\$520,000 Sold Date **01-Mar-26**

3 1 1

Distance **0.18km**



**18/44 KING STREET PAKENHAM
VIC 3810**

Sold Price

^{RS} **\$535,000** Sold Date **03-Jul-26**

3 1 2

Distance **1.97km**

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

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