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	26/18-20 BEN DRIVE 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	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$488,000	Property type	Unit	Suburb	Pakenham
Period-from	01 April 2024	to	31March2025	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
4/108 AHERN ROAD PAKENHAM VIC 3810	$495,000	20-Mar-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: 30 April 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 **1.27km**



4/108 AHERN ROAD PAKENHAM VIC 3810

2 1 1

Sold Price RS **$495,000** Sold Date **20-Mar-25**

Distance **1.27km**

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

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