

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

13/31 SYME 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2024

to

30 Jun 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

5/98 AHERN ROAD PAKENHAM VIC 3810	\$480,000	27-Jun-25
7/98 AHERN ROAD PAKENHAM VIC 3810	\$485,000	06-Jun-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: 26 July 2025

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**5/98 AHERN ROAD PAKENHAM
VIC 3810**

 2  1  1

Sold Price

^{RS}

\$480,000

Sold Date

27-Jun-25

Distance

1.44km



**7/98 AHERN ROAD PAKENHAM
VIC 3810**

 2  1  1

Sold Price

^{RS}

\$485,000

Sold Date

06-Jun-25

Distance

1.44km



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

 2  1  1

Sold Price

^{RS}

\$495,000

Sold Date

20-Mar-25

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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