

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

10/103 ARMY 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Aug 2024

to

31 Jul 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

1/120 AHERN ROAD PAKENHAM VIC 3810	\$551,000	02-Apr-25
84 HENRY STREET PAKENHAM VIC 3810	\$570,000	10-Jul-25
3/16 JOHN STREET PAKENHAM VIC 3810	\$550,000	18-Jun-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: 04 August 2025

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**1/120 AHERN ROAD PAKENHAM
VIC 3810**

Sold Price

\$551,000

Sold Date **02-Apr-25**

3 2 2

Distance **0.84km**



**84 HENRY STREET PAKENHAM VIC
3810**

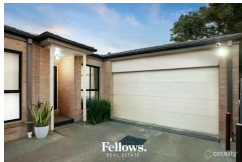
Sold Price

^{RS} **\$570,000**

Sold Date **10-Jul-25**

3 2 2

Distance **2.19km**



**3/16 JOHN STREET PAKENHAM VIC
3810**

Sold Price

^{RS} **\$550,000**

Sold Date **18-Jun-25**

3 2 2

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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