

## 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

16 AHERN ROAD PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2025

to

31 Dec 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4 POWNCEBY COURT PAKENHAM VIC 3810    | \$700,000 | 25-Sep-25 |
| 6 CHRISTOPHER CLOSE PAKENHAM VIC 3810 | \$700,000 | 15-Sep-25 |
| 40 GARDENIA STREET PAKENHAM VIC 3810  | \$725,000 | 12-Jan-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: 30 January 2026



## 4 POWNCEBY COURT PAKENHAM VIC 3810

3 2 2

Sold Price

**\$700,000**

Sold Date

**25-Sep-25**

Distance

**0.92km**



## 6 CHRISTOPHER CLOSE PAKENHAM VIC 3810

3 2 2

Sold Price

Sold Date

**15-Sep-25**

Distance

**1.79km**



## 40 GARDENIA STREET PAKENHAM VIC 3810

3 2 2

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**12-Jan-26**

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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