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: 4 Ashton Place, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $660,000

Median sale price

Median price $731,250 Property Type House Suburb Pakenham

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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	86 Dunbarton Dr PAKENHAM 3810	$655,000	06/05/2026
2	78 Racecourse Rd PAKENHAM 3810	$625,000	28/04/2026
3	6 Barrington Dr PAKENHAM 3810	$665,000	02/04/2026

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 six months.~~

This Statement of Information was prepared on: 03/09/2026 16:07

4 Ashton Place, Pakenham Vic 3810

JellisCraig

Joseph Corsi
9870 6211
0418 149 290
josephcorsi@jelliscraig.com.au

Indicative Selling Price
$600,000 - $660,000
Median House Price
June quarter 2026: $731,250



3 2 2

Property Type: House
Land Size: 785 sqm approx

Agent Comments

Comparable Properties



86 Dunbarton Dr PAKENHAM 3810 (REI/VG)

3 2 2

Price: $655,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 533 sqm approx

Agent Comments



78 Racecourse Rd PAKENHAM 3810 (VG)

3 - -

Price: $625,000
Method: Sale
Date: 28/04/2026
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



6 Barrington Dr PAKENHAM 3810 (REI/VG)

3 1 4

Price: $665,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 786 sqm approx

Agent Comments

REIV THE DIFFERENCE

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