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	6/6-16 DISTON COURT 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	Unit	Suburb	Pakenham
Period-from	01 Sep 2024	to	31 Aug 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
16/6-16 DISTON COURT PAKENHAM VIC 3810	$475,000	11-Jun-25
4/108 AHERN ROAD PAKENHAM VIC 3810	$495,000	07-Mar-25
7/108 AHERN ROAD PAKENHAM VIC 3810	$495,000	17-Apr-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: 01 September 2025

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16/6-16 DISTON COURT PAKENHAM VIC 3810

2 1 1

Sold Price **$475,000** Sold Date **11-Jun-25**

Distance **0km**



4/108 AHERN ROAD PAKENHAM VIC 3810

2 1 1

Sold Price **$495,000** Sold Date **07-Mar-25**

Distance **0.07km**



7/108 AHERN ROAD PAKENHAM VIC 3810

3 1 1

Sold Price Sold Date **17-Apr-25**

Distance **0.07km**

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

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