

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 ABERDEEN HEIGHTS 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2025

to

30 Apr 2026

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 CYPRUS PLACE PAKENHAM VIC 3810	700000	14-Jan-26
12 BROADHURST ROAD PAKENHAM VIC 3810	720000	06-Feb-26
11 ALAPONT CLOSE PAKENHAM VIC 3810	692000	31-Mar-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: 13 May 2026

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16 CYPRUS PLACE PAKENHAM VIC 3810 Sold Price **700000** Sold Date **14-Jan-26**
Distance **0.65km**

3 2 2



12 BROADHURST ROAD PAKENHAM VIC 3810 Sold Price **720000** Sold Date **06-Feb-26**
Distance **1.75km**

3 2 2



11 ALAPONT CLOSE PAKENHAM VIC 3810 Sold Price ^{RS} **692000** Sold Date **31-Mar-26**
Distance **1.61km**

3 2 2



2 DOBSON COURT PAKENHAM VIC 3810 Sold Price **735000** Sold Date **20-Jan-26**
Distance **1.41km**

3 2 2



6 BYSOUTH COURT PAKENHAM VIC 3810 Sold Price **710000** Sold Date **22-Dec-25**
Distance **1.47km**

3 2 2



19 DAVINCI STREET PAKENHAM VIC 3810 Sold Price **725000** Sold Date **11-Mar-26**
Distance **0.97km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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**40 DAVINCI STREET PAKENHAM
VIC 3810**

 3  2  2

Sold Price

Sold Date **25-Mar-26**

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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