

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

10/40 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Pakenham

Period-from

01 Jul 2025

to

30 Jun 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

7/103 ARMY ROAD PAKENHAM VIC 3810	\$480,000	03-Jul-26
29/18-20 BEN DRIVE PAKENHAM VIC 3810	\$480,000	19-Jan-26
4B TREMONT STREET PAKENHAM VIC 3810	\$502,000	16-Apr-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: 14 July 2026

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7/103 ARMY ROAD PAKENHAM VIC 3810 Sold Price

^{RS} **\$480,000** Sold Date **03-Jul-26**

 2  1  1

Distance **0.69km**



29/18-20 BEN DRIVE PAKENHAM VIC 3810 Sold Price

\$480,000 Sold Date **19-Jan-26**

 2  1  1

Distance **0.86km**



4B TREMONT STREET PAKENHAM VIC 3810 Sold Price

\$502,000 Sold Date **16-Apr-26**

 2  2  1

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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