

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

\$650,000

&

\$700,000

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	7 Martingale PI PAKENHAM 3810	\$710,000	13/07/2026
2	46 Bluegrass Cr PAKENHAM 3810	\$692,500	07/05/2026
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:

26/08/2026 14:50



3 bedrooms 2 bathrooms 2 cars

Property Type: House

Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

June quarter 2026: \$731,250

Comparable Properties



7 Martingale PI PAKENHAM 3810 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 5 cars

Price: \$710,000

Method: Private Sale

Date: 13/07/2026

Property Type: House

Land Size: 709 sqm approx



46 Bluegrass Cr PAKENHAM 3810 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 3 cars

Price: \$692,500

Method: Private Sale

Date: 07/05/2026

Property Type: House

Land Size: 784 sqm approx



6 Barrington Dr PAKENHAM 3810 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 4 cars

Price: \$665,000

Method: Private Sale

Date: 02/04/2026

Property Type: House

Land Size: 786 sqm approx