

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
14 Aspen St, 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 \$760,000 to \$780,000

Median sale price

Median price Property type Suburb
house Pakenham VIC 3810

Period - From 01 Jan 2025 to 31 Dec 2025 Source REA

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
5 Gateway Avenue, Pakenham, Vic 3810	\$760,000	09 Jan 2026
5 Weebill Way, Pakenham, Vic 3810	\$750,000	24 Nov 2025
11 Everly Circuit, Pakenham	\$761,000	19 Nov 2025

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: 28/01/2026 16:30