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<br>Including suburb and postcode | 5 WEEBILL WAY 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 | $673,000 | Property type | House | Suburb | Pakenham |
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 4 WEEBILL WAY PAKENHAM VIC 3810 | $715,000 | 03-May-25 |
| 126 PARK ORCHARD DRIVE PAKENHAM VIC 3810 | $720,000 | 10-Sep-25 |
| 6 SERENITY STREET PAKENHAM VIC 3810 | $750,000 | 04-Sep-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: 28 October 2025

Harcourts Pakenham

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**4 WEEBILL WAY PAKENHAM VIC 3810**

4 2 2

Sold Price **$715,000** Sold Date **03-May-25**

Distance **0.05km**



**126 PARK ORCHARD DRIVE PAKENHAM VIC 3810**

4 2 2

Sold Price RS **$720,000** Sold Date **10-Sep-25**

Distance **0.18km**



**6 SERENITY STREET PAKENHAM VIC 3810**

4 2 2

Sold Price **$750,000** Sold Date **04-Sep-25**

Distance **0.26km**



**4 WARBLER STREET PAKENHAM VIC 3810**

4 2 2

Sold Price **$765,000** Sold Date **19-Aug-25**

Distance **0.39km**

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

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