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 Packham Place, Wonga Park Vic 3115

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,289,950

Median sale price

Median price $1,715,000 Property Type House Suburb Wonga Park

Period - From 01/01/2025 to 31/03/2025 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	23 Rosemary Av CROYDON HILLS 3136	$1,215,000	12/12/2024
2	3 Goulburn Ct CROYDON HILLS 3136	$1,200,000	25/11/2024
3	1 Bowness Ct CROYDON HILLS 3136	$1,300,000	15/11/2024

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: 14/04/2025 21:47

4 Packham Place, Wonga Park Vic 3115

Brent Peters
9722 9755
0412 855 810
teampeters@hoskins.com.au



4 2 2

Property Type: House
Land Size: 765 sqm approx

Agent Comments

Indicative Selling Price
$1,289,950
Median House Price
March quarter 2025: $1,715,000

Comparable Properties



23 Rosemary Av CROYDON HILLS 3136 (REI/VG)

4 2 3

Price: $1,215,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 890 sqm approx

Agent Comments



3 Goulburn Ct CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,200,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 705 sqm approx

Agent Comments



1 Bowness Ct CROYDON HILLS 3136 (REI/VG)

4 2 6

Price: $1,300,000
Method: Private Sale
Date: 15/11/2024
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments

Account - Hoskins | P: 03 9722 9755

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