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	5 RAMONA 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	$850,000	&	$920,000

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
7 BLIGH BOULEVARD PAKENHAM VIC 3810	$880,000	20-Jul-25
14 WHITELEY WAY PAKENHAM VIC 3810	$870,000	12-Jun-25
30 WINNEKE WAY PAKENHAM VIC 3810	$860,000	16-Jul-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: 23 October 2025

AREASPECIALIST
Stacey Woodfield
M 0403503524
E staceyw@areaspecialist.com.au



7 BLIGH BOULEVARD PAKENHAM VIC 3810

4 2 3

Sold Price **$880,000** Sold Date **20-Jul-25**

Distance **1.44km**



14 WHITELEY WAY PAKENHAM VIC 3810

4 2 2

Sold Price **$870,000** Sold Date **12-Jun-25**

Distance **1.82km**



30 WINNEKE WAY PAKENHAM VIC 3810

4 2 2

Sold Price **$860,000** Sold Date **16-Jul-25**

Distance **1.88km**

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

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