

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 Woodbine Street Pakenham, 3810
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Indicative selling price

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

Range between	\$540,000 & \$570,000
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Median sale price

Median price	\$673,000	Property Type	TOWNHOUSE	Suburb	PAKENHAM
Period - From	25-Mar-2025	to	23-Mar-2026	Source	REA

Comparable property sales

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	122 STATION STREET, Pakenham, Vic 3810	\$565,000	12-Mar-2026
2	3 Hedge Place, Pakenham, Vic 3810	\$550,000	17-Feb-2026
3	10/11 Howqua Place, Pakenham, Vic 3810	\$580,000	05-Feb-2026

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