

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

2 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Pakenham

Period-from

01 May 2025

to

30 Apr 2026

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

3 FANTAIL LANE PAKENHAM VIC 3810	\$695,000	16-Dec-25
41 DUSSELDORP AVENUE PAKENHAM VIC 3810	\$710,000	15-Apr-26
18 WILLOWTREE DRIVE PAKENHAM VIC 3810	\$705,000	29-Jan-26

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: 18 May 2026

AREASPECIALIST

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3 FANTAIL LANE PAKENHAM VIC 3810

3 2 2

Sold Price

\$695,000

Sold Date

16-Dec-25

Distance

0.19km



41 DUSSELDORP AVENUE PAKENHAM VIC 3810

3 - -

Sold Price

\$710,000

Sold Date

15-Apr-26

Distance

0.44km



18 WILLOWTREE DRIVE PAKENHAM VIC 3810

3 2 2

Sold Price

\$705,000

Sold Date

29-Jan-26

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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