

## 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 Wisteria Court, Pakenham, VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$699,000

&

\$760,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

Pakenham (3810)

Period - From

01/06/2025

to

31/05/2026

Source

PropTrack

### Comparable property sales

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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
5 STOREY DRIVE, PAKENHAM VIC 3810	\$740,000	07/04/2026
18 JAMES STREET, PAKENHAM VIC 3810	\$700,000	14/01/2026
14 JARROD DRIVE, PAKENHAM VIC 3810	\$750,000	13/01/2026

This Statement of Information was prepared on: 26/06/2026