

## 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

30 WINNEKE WAY PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 46 ARTHUR PHILLIP DRIVE PAKENHAM VIC 3810  | \$885,000 | 25-Jan-25 |
| 28 HERITAGE BOULEVARD PAKENHAM VIC 3810    | \$857,000 | 23-May-25 |
| 43 LIVINGSTONE BOULEVARD PAKENHAM VIC 3810 | \$835,000 | 17-Feb-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: 24 June 2025

# AREASPECIALIST

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## 46 ARTHUR PHILLIP DRIVE PAKENHAM VIC 3810

4 2 4

Sold Price **\$885,000** Sold Date **25-Jan-25**

Distance **0.69km**



## 28 HERITAGE BOULEVARD PAKENHAM VIC 3810

4 2 2

Sold Price <sup>RS</sup> **\$857,000** Sold Date **23-May-25**

Distance **1.16km**



## 43 LIVINGSTONE BOULEVARD PAKENHAM VIC 3810

4 2 3

Sold Price <sup>RS</sup> **\$835,000** Sold Date **17-Feb-25**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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