

## 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

28 WARBLER STREET 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

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2025

to

31 May 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 25 INSPIRATION CIRCUIT PAKENHAM VIC 3810 | \$740,000 | 16-Feb-26 |
| 32 ROSELLA AVENUE PAKENHAM VIC 3810      | \$745,000 | 05-Apr-26 |
| 6 PETREL CIRCUIT PAKENHAM VIC 3810       | \$765,000 | 21-May-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: 04 June 2026

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## 25 INSPIRATION CIRCUIT PAKENHAM VIC 3810

3 2 2

Sold Price **\$740,000** Sold Date **16-Feb-26**

Distance **0.19km**



## 32 ROSELLA AVENUE PAKENHAM VIC 3810

3 2 2

Sold Price **\$745,000** Sold Date **05-Apr-26**

Distance **0.45km**



## 6 PETREL CIRCUIT PAKENHAM VIC 3810

3 2 2

Sold Price <sup>RS</sup> **\$765,000** Sold Date **21-May-26**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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