

## 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

7 WENDY 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2025

to

31 Jul 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 28 BANJO PATERSON DRIVE PAKENHAM VIC 3810 | \$850,000 | 26-Aug-26 |
| 35 DOWNING SQUARE PAKENHAM VIC 3810       | \$750,000 | 26-Aug-26 |
| 62 SUPERIOR WATERS PAKENHAM VIC 3810      | \$782,000 | 24-Aug-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: 28 August 2026



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**28 BANJO PATERSON DRIVE  
PAKENHAM VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$850,000** Sold Date **26-Aug-26**

Distance **1.86km**



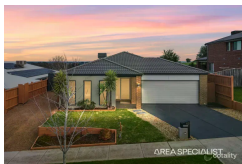
**35 DOWNING SQUARE PAKENHAM  
VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$750,000** Sold Date **26-Aug-26**

Distance **1.76km**



**62 SUPERIOR WATERS PAKENHAM  
VIC 3810**

4 2 2

Sold Price

<sup>RS</sup> **\$782,000** Sold Date **24-Aug-26**

Distance **6.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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