

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

13 HERITAGE BOULEVARD 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

\$959,000

&

\$1,019,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Pakenham

Period-from

01 Jan 2025

to

31 Dec 2025

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

52 OAKLANDS WAY PAKENHAM VIC 3810	900000	25-Sep-25
5 WHITELEY WAY PAKENHAM VIC 3810	1020000	18-Sep-25
3 HERITAGE BOULEVARD PAKENHAM VIC 3810	1055000	01-Nov-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: 02 January 2026



52 OAKLANDS WAY PAKENHAM VIC 3810

Sold Price

900000

Sold Date

25-Sep-25
 4  2  2

Distance

1.87km


5 WHITELEY WAY PAKENHAM VIC 3810

Sold Price

1020000

Sold Date

18-Sep-25
 4  2  2

Distance

1.39km


3 HERITAGE BOULEVARD PAKENHAM VIC 3810

Sold Price

1055000

Sold Date

01-Nov-25
 4  2  3

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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