

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 Packham Place, Wonga Park Vic 3115

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,475,000

Property Type

House

Suburb

Wonga Park

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 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
1	24 Packham PI WONGA PARK 3115	\$1,280,000	30/10/2025
2	25 Charles Smith Dr WONGA PARK 3115	\$1,195,000	21/09/2025
3	5 Glen Innes CI WONGA PARK 3115	\$1,260,000	10/09/2025

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 six months.~~

This Statement of Information was prepared on:

03/11/2025 16:28

13 Packham Place, Wonga Park Vic 3115



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2025: \$1,475,000



4 2 2

Property Type: House

Land Size: 702 sqm approx

Agent Comments

One owner. Built 1998.

Comparable Properties



24 Packham PI WONGA PARK 3115 (REI)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 30/10/2025

Property Type: House

Land Size: 863 sqm approx



25 Charles Smith Dr WONGA PARK 3115 (REI)

Agent Comments

4 2 2

Price: \$1,195,000

Method: Sold After Auction

Date: 21/09/2025

Property Type: House (Res)

Land Size: 714 sqm approx



5 Glen Innes CI WONGA PARK 3115 (REI/VG)

Agent Comments

4 2 2

Price: \$1,260,000

Method: Private Sale

Date: 10/09/2025

Property Type: House

Land Size: 600 sqm approx

Account - Barry Plant | P: 03 9735 3300



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