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	13 Packham Place, Wonga Park Vic 3115
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,475,000	Pro	perty Type	louse		Suburb	Wonga Park
Period - From	01/10/2024	to	30/09/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	24 Packham Pl 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 comparableproperties 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





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Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price**

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



Property Type: House Land Size: 702 sqm approx

Agent Comments One owner, Built 1998.

Comparable Properties



24 Packham PI WONGA PARK 3115 (REI)

Price: \$1,280,000 Method: Private Sale Date: 30/10/2025 Property Type: House Land Size: 863 sqm approx

Agent Comments



25 Charles Smith Dr WONGA PARK 3115 (REI)

Agent Comments

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)

Price: \$1,260,000 Method: Private Sale Date: 10/09/2025 Property Type: House Land Size: 600 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300



