

## 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

21 WINDERMERE BOULEVARD 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

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1 MICHIGAN GRANGE PAKENHAM VIC 3810       | \$850,000 | 25-Aug-25 |
| 6 MICHIGAN GRANGE PAKENHAM VIC 3810       | \$807,500 | 28-Oct-25 |
| 10 BELLA VISTA CRESCENT PAKENHAM VIC 3810 | \$810,000 | 11-Sep-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: 08 January 2026

# AREASPECIALIST

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## 1 MICHIGAN GRANGE PAKENHAM VIC 3810

4 2 2

Sold Price

**\$850,000**

Sold Date **25-Aug-25**

Distance

**0.81km**



## 6 MICHIGAN GRANGE PAKENHAM VIC 3810

4 2 2

Sold Price

**\$807,500**

Sold Date **28-Oct-25**

Distance

**0.87km**



## 10 BELLA VISTA CRESCENT PAKENHAM VIC 3810

4 2 2

Sold Price

**\$810,000**

Sold Date **11-Sep-25**

Distance

**1.18km**

RS = Recent sale

UN = Undisclosed Sale

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