

## 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

3 TIMBERLINE PARKWAY PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$840,000

&

\$924,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

House

Suburb

Pakenham

Period-from

01 Oct 2024

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 43 TIMBERLINE PARKWAY PAKENHAM VIC 3810 | \$850,000 | 23-Dec-24 |
| 25 VILLELLA DRIVE PAKENHAM VIC 3810     | \$915,000 | 20-Jun-24 |
| 17 SAMPSON DRIVE PAKENHAM VIC 3810      | \$920,000 | 25-May-24 |

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: 13 October 2025



## 43 TIMBERLINE PARKWAY PAKENHAM VIC 3810

4 2 2

Sold Price **\$850,000** Sold Date **23-Dec-24**

Distance **0.32km**



## 25 VILLELLA DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price **\$915,000** Sold Date **20-Jun-24**

Distance **1.42km**



## 17 SAMPSON DRIVE PAKENHAM VIC 3810

4 2 2

Sold Price **\$920,000** Sold Date **25-May-24**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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