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 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 Cl 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

4 2 2

Property Type: House
Land Size: 702 sqm approx

Agent Comments

One owner. Built 1998.

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2025: $1,475,000

Comparable Properties

24 Packham Pl WONGA PARK 3115 (REI)

4 2 2

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)

4 2 2

Price: $1,195,000
Method: Sold After Auction
Date: 21/09/2025
Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments

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

4 2 2

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

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