

# 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 27 Timberline Parkway, Pakenham, VIC-3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$680,000 & \$720,000

### Median sale price

Median price \$769,188 Property type House Suburb Pakenham

Period - From Jan 2026 to Jan 2026 Source RP Data – Core Logic

### Comparable property sales

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. 10 Niseko Crescent, Pakenham, VIC-3810	\$720,000	30/01/26
2. 14 Kaprun Way, Pakenham, VIC-3810	\$723,000	23/02/26
3. 14 Snowbird Road, Pakenham, VIC-3810	\$750,000	12/02/26

This Statement of Information was prepared on: 25/04/2026