

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

55 Solid Drive, Pakenham Vic 3810

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	12 Topiary St PAKENHAM 3810	\$450,000	31/10/2024
2	16 Topiary St PAKENHAM 3810	\$459,000	11/09/2024
3	56 Waterside Dr PAKENHAM 3810	\$490,000	28/08/2024

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:

18/03/2025 11:29

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Land
Land Size: 815 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
No median price available

Comparable Properties

12 Topiary St PAKENHAM 3810 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 31/10/2024
Property Type: Land
Land Size: 447 sqm approx

16 Topiary St PAKENHAM 3810 (VG)

Agent Comments



Price: \$459,000
Method: Sale
Date: 11/09/2024
Property Type: Land
Land Size: 512 sqm approx



56 Waterside Dr PAKENHAM 3810 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 28/08/2024
Property Type: Land
Land Size: 561 sqm approx