

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

12 SWAN STREET PAKENHAM VIC 3810

Indicative selling price

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

Single Price

or range
between

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Land

Suburb

Pakenham

Period-from

01 Aug 2025

to

31 Jul 2026

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

22 FLAXLILLY CRESCENT OFFICER VIC 3809	\$245,258	03-Mar-26
8 FLAXLILLY CRESCENT OFFICER VIC 3809	\$238,116	27-Feb-26
20 FLAXLILLY CRESCENT OFFICER VIC 3809	\$243,203	23-Feb-26

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: 19 August 2026

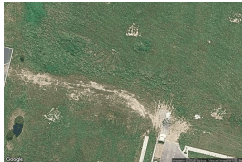
Acacia Healy
 P 0409495328
 M 0409495328
 E acacia.h@neilsonpartners.com.au



22 FLAXLILLY CRESCENT OFFICER Sold Price **\$245,258** Sold Date **03-Mar-26**
VIC 3809

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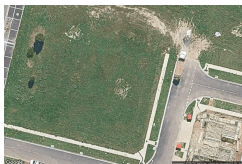
Distance **1.98km**



8 FLAXLILLY CRESCENT OFFICER Sold Price **\$238,116** Sold Date **27-Feb-26**
VIC 3809

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Distance **1.99km**



20 FLAXLILLY CRESCENT OFFICER Sold Price **\$243,203** Sold Date **23-Feb-26**
VIC 3809

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Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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