

## 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

14 SWAN STREET PAKENHAM VIC 3810

### Indicative selling price

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

Single Price

or range  
between

\$300,000

&

\$330,000

### 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

|                                 |           |           |
|---------------------------------|-----------|-----------|
| 17 BRISTLY WAY OFFICER VIC 3809 | \$371,000 | 16-Apr-26 |
| 43 TUSSOCK WAY OFFICER VIC 3809 | \$299,000 | 05-Mar-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

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**17 BRISTLY WAY OFFICER VIC 3809**

 - 
  - 
  2

Sold Price

**\$371,000**

Sold Date

**16-Apr-26**

Distance

**1.7km**



**43 TUSOCK WAY OFFICER VIC 3809**

 - 
  - 
  -

Sold Price

**\$299,000**

Sold Date

**05-Mar-26**

Distance

**1.62km**

RS = Recent sale

UN = Undisclosed Sale

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