

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

56 TOPAL DRIVE OFFICER VIC 3809

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

\$496,000

&

\$543,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,250

Property type

House

Suburb

Officer

Period-from

01 May 2025

to

30 Apr 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

34 RUBUS WAY PAKENHAM VIC 3810	\$490,000	18-May-26
26 RUBUS WAY PAKENHAM VIC 3810	\$497,000	13-Mar-26
13 RIPPLEBROOK WALK PAKENHAM VIC 3810	\$500,000	11-Mar-26

OR

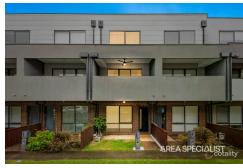
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 May 2026

Sam Khurana

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34 RUBUS WAY PAKENHAM VIC 3810

Sold Price

^{RS}

\$490,000

Sold Date

18-May-26

 3

 1

 1

Distance

0.27km



26 RUBUS WAY PAKENHAM VIC 3810

Sold Price

\$497,000

Sold Date

13-Mar-26

 2

 1

 1

Distance

0.29km



13 RIPPLEBROOK WALK PAKENHAM VIC 3810

Sold Price

\$500,000

Sold Date

11-Mar-26

 2

 2

 1

Distance

4.75km



7/1-5 MEABY DRIVE PAKENHAM VIC 3810

Sold Price

^{RS}

\$522,000

Sold Date

21-Apr-26

 2

 1

 1

Distance

4.82km



19/44 KING STREET PAKENHAM VIC 3810

Sold Price

\$525,000

Sold Date

22-Apr-26

 3

 1

 2

Distance

4.5km



5 TOPAL DRIVE OFFICER VIC 3809

Sold Price

^{RS}

\$550,000

Sold Date

13-Mar-26

 3

 2

 2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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60 TOPAL DRIVE OFFICER VIC 3809

 3  2  2

Sold Price

Sold Date **12-May-26**

Distance **0km**



3 SOOTY LANE PAKENHAM VIC 3810

 2  2  1

Sold Price

\$550,000

Sold Date **11-Apr-26**

Distance **4.4km**



5 SOOTY LANE PAKENHAM VIC 3810

 2  2  1

Sold Price

Sold Date **09-Apr-26**

Distance **4.4km**



13/89 HENRY STREET PAKENHAM VIC 3810

 3  2  1

Sold Price

\$557,500

Sold Date **05-Mar-26**

Distance **4.75km**



13 WOODBINE STREET PAKENHAM VIC 3810

 3  2  2

Sold Price

^{RS} **\$570,000**

Sold Date **09-Apr-26**

Distance **4.82km**

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UN = Undisclosed Sale

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