

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

6 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

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Officer

Period-from

01 Sep 2025

to

31 Aug 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

8 TOPAL DRIVE OFFICER VIC 3809	\$540,000	18-Aug-26
60 TOPAL DRIVE OFFICER VIC 3809	\$550,000	10-Apr-26
186 HENRY ROAD PAKENHAM VIC 3810	\$565,000	19-May-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: 30 September 2026



8 TOPAL DRIVE OFFICER VIC 3809 Sold Price ^{RS} **\$540,000** Sold Date **18-Aug-26**

 3  2  2

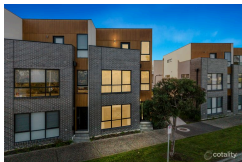
Distance **0km**



60 TOPAL DRIVE OFFICER VIC 3809 Sold Price **\$550,000** Sold Date **10-Apr-26**

 3  2  2

Distance **0km**



186 HENRY ROAD PAKENHAM VIC 3810 Sold Price **\$565,000** Sold Date **19-May-26**

 3  2  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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