

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

8 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

9 BASALT STREET OFFICER VIC 3809	\$212,968	02-Mar-26
22 FLAXLILLY CRESCENT OFFICER VIC 3809	\$245,258	03-Mar-26
14 FLAXLILLY CRESCENT OFFICER VIC 3809	\$205,161	26-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

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9 BASALT STREET OFFICER VIC 3809

Sold Price **\$212,968** Sold Date **02-Mar-26**

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Distance **2km**

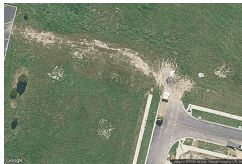


22 FLAXLILLY CRESCENT OFFICER VIC 3809

Sold Price **\$245,258** Sold Date **03-Mar-26**

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Distance **2km**



14 FLAXLILLY CRESCENT OFFICER VIC 3809

Sold Price **\$205,161** Sold Date **26-Feb-26**

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Distance **2km**

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

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