

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 TITAN LODGE WALK 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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

122 STATION STREET PAKENHAM VIC 3810	\$510,000	16-Apr-25
6 HIGHVIEW COURT PAKENHAM VIC 3810	\$560,000	24-Apr-25
10B WADSLEY AVENUE PAKENHAM VIC 3810	\$555,500	21-Jan-25

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.~~

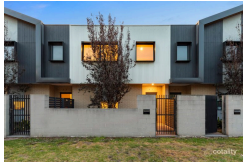
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**122 STATION STREET PAKENHAM
VIC 3810**

3 2 1

Sold Price

^{RS}

\$510,000

Sold Date

16-Apr-25

Distance

0.36km



**6 HIGHVIEW COURT PAKENHAM
VIC 3810**

3 2 1

Sold Price

\$560,000

Sold Date

24-Apr-25

Distance

1.28km



**10B WADSLEY AVENUE
PAKENHAM VIC 3810**

3 2 1

Sold Price

\$555,500

Sold Date

21-Jan-25

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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