Statement of Information

Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 45 SOLID DRIVE

Suburb: PAKENHAM State: VIC Postcode: 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: $ 510,000

~~OR~~

~~Range between: $ [redacted] and $ [redacted]~~

Median sale price

Median price: $ 765,414

Property type: Vacant Land

Suburb: PAKENHAM

Period - From: 28 / 01 / 2026 to: 28 / 07 / 2026 Source: Cotality RP data

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 six 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
1	11 SOLID DRIVE PAKENHAM VIC 3810	$ 510,000	07 / 07 / 2026
2	24 SCENIC RISE PAKENHAM VIC 3810	$ 416,000	28 / 02 / 2026
3	16 SUNNY VISTA PAKENHAM VIC 3810	$ 397,000	02 / 03 / 2026

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 six months.~~

This Statement of Information was prepared on: 28 July 2026