

# Statement of Information

## Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 NISEKO CRESCENT PAKENHAM VIC 3810

### Indicative selling price

Forthemeaningof thisprice see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

OR range  
Between

\$770,000

&

\$840,000

### Median sale price

(\*Deletehouseorunit as applicable)

Median Price

**\$712,000**

Property type

**House**

Suburb

Pakenham

Period-from

01 May 2025

to

30 Apr 2026

Source

**REA**

### 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

15 SNOWBIRD ROAD PAKENHAM VIC 3810	\$792,500	05-Mar-26
63 TIMBERLINE PARKWAY PAKENHAM VIC 3810	\$790,000	24-Sep-25
25 RENAM STREET PAKENHAM VIC 3810	\$782,000	27-Apr-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: 04 May 2026



15 SNOWBIRD ROAD PAKENHAM  
VIC 3810

4  2  2 

Sold Price

\$792,500

Sold Date 05-Mar-26

Distance 0.11km



63 TIMBERLINE PARKWAY  
PAKENHAM VIC 3810

4  2  2 

Sold Price

\$790,000

Sold Date 24-Sep-25

Distance 0.73km



25 RENAM STREET PAKENHAM VIC  
3810

4  2  2 

Sold Price

<sup>RS</sup> \$782,000

Sold Date 27-Apr-26

Distance 1.29km

RS= Recent sale

UN= Undisclosed Sale

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