

## 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

5 NISEKO CRESCENT PAKENHAM VIC 3810

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Pakenham

Period-from

01 Jun 2025

to

31 May 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

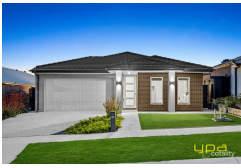
Date of sale

13 SNOWBIRD ROAD PAKENHAM VIC 3810	\$770,000	14-Jan-25
15 SNOWBIRD ROAD PAKENHAM VIC 3810	\$792,500	05-Mar-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 June 2026


**13 SNOWBIRD ROAD PAKENHAM  
VIC 3810**

Sold Price

**\$770,000**

Sold Date

**14-Jan-25**
 3
  2
  2

Distance

**0.1km**

**15 SNOWBIRD ROAD PAKENHAM  
VIC 3810**

Sold Price

**\$792,500**

Sold Date

**05-Mar-26**
 4
  2
  2

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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