

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Pakenham

Period-from

01 Jul 2025

to

30 Jun 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

7 SNOWBIRD ROAD PAKENHAM VIC 3810	\$749,000	20-Feb-26
15 SNOWBIRD ROAD PAKENHAM VIC 3810	\$792,500	05-Mar-26
20 PORTILLO CRESCENT PAKENHAM VIC 3810	\$750,000	30-Jan-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: 02 July 2026


**7 SNOWBIRD ROAD PAKENHAM
VIC 3810**

Sold Price

\$749,000

Sold Date **20-Feb-26**
 4  2  2

Distance **0.08km**

**15 SNOWBIRD ROAD PAKENHAM
VIC 3810**

Sold Price

\$792,500

Sold Date **05-Mar-26**
 4  2  2

Distance **0.11km**

**20 PORTILLO CRESCENT
PAKENHAM VIC 3810**

Sold Price

\$750,000

Sold Date **30-Jan-26**
 4  2  2

Distance **0.37km**
RS = Recent sale

UN = Undisclosed Sale

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