

## 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

25 NAOMI STREET 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

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Pakenham

Period-from

01 Aug 2025

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 18 CRYSTAL STREET PAKENHAM VIC 3810     | \$699,950 | 03-Jul-26 |
| 20 KINGSDALE CRESCENT PAKENHAM VIC 3810 | \$700,000 | 21-Jul-26 |
| 1 AVOCA PLACE PAKENHAM VIC 3810         | \$700,000 | 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: 19 August 2026

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**18 CRYSTAL STREET PAKENHAM  
VIC 3810**

3 2 2

Sold Price

<sup>RS</sup> **\$699,950** Sold Date **03-Jul-26**

Distance **1.93km**



**20 KINGSDALE CRESCENT  
PAKENHAM VIC 3810**

3 2 2

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **21-Jul-26**

Distance **0.63km**



**1 AVOCA PLACE PAKENHAM VIC  
3810**

3 2 2

Sold Price

**\$700,000** Sold Date **27-Apr-26**

Distance **1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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