

# 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

1/39 Panorama Avenue, Lower Plenty Vic 3093
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$900,000
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 & 

\$950,000
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### Median sale price

Median price 

\$660,000
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 Property Type 

Unit
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 Suburb 

Lower Plenty
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Period - From 

26/05/2025
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 to 

25/05/2026
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 Source 

Property Data
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### 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	2/7 Souter St ELTHAM 3095	\$905,000	12/05/2026
2	1/87 Rattray Rd MONTMORENCY 3094	\$925,000	23/03/2026
3	14 Orr La MONTMORENCY 3094	\$955,000	04/12/2025

**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: 

26/05/2026 11:49
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**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**2/7 Souter St ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$905,000

**Method:** Sold Before Auction

**Date:** 12/05/2026

**Property Type:** House (Res)



**1/87 Rattray Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**



**Price:** \$925,000

**Method:** Private Sale

**Date:** 23/03/2026

**Property Type:** House

**Land Size:** 282 sqm approx



**14 Orr La MONTMORENCY 3094 (REI/VG)**

**Agent Comments**



**Price:** \$955,000

**Method:** Auction Sale

**Date:** 04/12/2025

**Property Type:** House (Res)

**Land Size:** 285 sqm approx