

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

7 Panorama Road, Herne Hill VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$755,000

&

\$795,000

Median sale price

Median price

\$755,000

Property Type

House

Suburb

Herne Hill

Period - From

26/07/2025

to

25/01/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
117 Hope Street Geelong West VIC 3218	\$760,000	17/09/2025
127 Isabella Street Geelong West VIC 3218	\$780,000	11/10/2025
25 Sheridan Street Hamlyn Heights VIC 3215	\$790,000	11/10/2025

This Statement of Information was prepared on:

27/01/2026