

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 8 Panorama Avenue, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$1,390,000 Property Type House Suburb Lower Plenty

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	378 Main Rd LOWER PLENTY 3093	\$2,900,000	23/03/2026
2	5 Rangeview Rd LOWER PLENTY 3093	\$3,300,000	02/02/2026
3	7 Stawell Rd LOWER PLENTY 3093	\$3,900,000	22/12/2025

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: 27/03/2026 17:27



5 3 4

Property Type: House
Land Size: 3,786 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,600,000
Median House Price
December quarter 2025: \$1,390,000

Comparable Properties



378 Main Rd LOWER PLENTY 3093 (REI)

[Agent Comments](#)

7 6 8

Price: \$2,900,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 3730 sqm approx



5 Rangeview Rd LOWER PLENTY 3093 (REI)

[Agent Comments](#)

4 4 3

Price: \$3,300,000
Method: Private Sale
Date: 02/02/2026
Property Type: House (Res)
Land Size: 1020 sqm approx



7 Stawell Rd LOWER PLENTY 3093 (REI)

[Agent Comments](#)

4 3 3

Price: \$3,900,000
Method: Private Sale
Date: 22/12/2025
Rooms: 8
Property Type: House (Res)
Land Size: 22257.71 sqm approx

Account - VICPROP | P: 03 8888 1011