

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

3/36 PANORAMA STREET CLAYTON VIC 3168

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

\$755,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,250

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3/22 DENNIS STREET CLAYTON VIC 3168	\$811,500	16-Jan-25
1/1434 NORTH ROAD CLAYTON VIC 3168	\$777,000	09-Feb-25
2/7 RENVER ROAD CLAYTON VIC 3168	\$800,000	21-Jun-25

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: 08 July 2025



3/22 DENNIS STREET CLAYTON VIC 3168

 4  2  1

Sold Price

\$811,500

Sold Date

16-Jan-25

Distance

0.69km



1/1434 NORTH ROAD CLAYTON VIC 3168

 3  1  2

Sold Price

\$777,000

Sold Date

09-Feb-25

Distance

1.24km



2/7 RENVER ROAD CLAYTON VIC 3168

 4  2  1

Sold Price

^{RS} **\$800,000**

Sold Date

21-Jun-25

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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