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	22b Gange Place, Clifton Springs VIC 3222

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $670,000 Property Type House Suburb Clifton Springs

Period - From 16/09/2025 to 15/03/2026 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
14 Panpandi Drive Clifton Springs VIC 3222	$723,000	22/10/2025
40 Coronae Drive Clifton Springs VIC 3222	$720,000	15/11/2025
18 Derribong Way Clifton Springs VIC 3222	$695,000	17/11/2025

This Statement of Information was prepared on: 16/03/2026