Statement of Information
Single residential property located outside 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 $680,000 & $740,000

Median sale price

Median price $810,000 Property Type House Suburb Herne Hill

Period - From 25/02/2026 to 24/08/2026 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
13 Castleton Road Herne Hill VIC	$730,000	01/08/2026
24 Knight Avenue Herne Hill VIC	$700,000	13/07/2026
27 Castleton Road Herne Hill VIC	$695,000	01/05/2026

This Statement of Information was prepared on: 25/08/2026