

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

22 PANORAMA DRIVE GISBORNE VIC 3437

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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

Other

Suburb

Gisborne

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 18 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

60 PANORAMA DRIVE GISBORNE VIC 3437	\$1,100,000	31-Aug-25
106 ROCKGLEN WAY GISBORNE VIC 3437	\$1,100,000	21-Oct-24
JEFFREY COURT GISBORNE SOUTH VIC 3437	\$1,140,000	01-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 February 2026



**60 PANORAMA DRIVE GISBORNE
VIC 3437**

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Sold Price

\$1,100,000

Sold Date

31-Aug-25

Distance

0.31km



**106 ROCKGLEN WAY GISBORNE
VIC 3437**

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Sold Price

Sold Date

21-Oct-24

Distance

1.41km



**JEFFREY COURT GISBORNE
SOUTH VIC 3437**

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Sold Price

\$1,140,000

Sold Date

01-Sep-25

Distance

6.06km



**370A RIDDELL ROAD SUNBURY
VIC 3429**

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Sold Price

\$1,100,823

Sold Date

21-Sep-24

Distance

9.34km



**68 RETREAT CRESCENT SUNBURY
VIC 3429**

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Sold Price

\$1,200,000

Sold Date

10-Sep-24

Distance

9.42km

RS = Recent sale

UN = Undisclosed Sale

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