

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale

49 PANPANDI DR, CLIFTON SPRINGS

Indicative selling price

\$750,000 - \$820,000

Median selling price

Median

\$676,00

Property
type

HOUSE

Suburb

**CLIFTON
SPRINGS**

Period
From

**1 JANUARY
2025**

To

**30 DECEMBER
2025**

Source

PRICEFINDER

Comparable property sales

4 TARCOOLA WAY, CLIFTON SPRINGS VIC 3222

\$646,500

30/1/2026

31 CARAWATHA AVENUE, CLIFTON SPRINGS VIC 3222

\$700,000

19/1/2026

5 MINDA COURT, CLIFTON SPRINGS VIC 3222

\$686,000

7/12/2025

OCEAN X
PROPERTY

19/02/2026



4 TARCOOLA WAY, CLIFTON SPRINGS

585m² | Sold January 2026 | \$646,500



31 CARAWATHA AVENUE, CLIFTON SPRINGS

591m² | Sold January 2026 | \$700,000



5 MINDA COURT, CLIFTON SPRING

646m² | Sold December 2025 | \$686,000