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	7 Christine Street, Viewbank Vic 3084

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,200,000 Property Type House Suburb Viewbank

Period - From 19/02/2025 to 18/02/2026 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	60 Braid Hill Rd MACLEOD 3085	$905,000	23/12/2025
2	351 Lower Plenty Rd VIEWBANK 3084	$937,800	23/12/2025
3	3 Old Lower Plenty Rd VIEWBANK 3084	$990,000	30/11/2025

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 six months.~~

This Statement of Information was prepared on: 19/02/2026 22:33

7 Christine Street, Viewbank Vic 3084

Nelson Alexander



4 2 2

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
19/02/2025 - 18/02/2026: $1,200,000

Comparable Properties



60 Braid Hill Rd MACLEOD 3085 (REI/VG)

4 1 1

Price: $905,000
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 375 sqm approx

Agent Comments



351 Lower Plenty Rd VIEWBANK 3084 (REI)

3 1 2

Price: $937,800
Method: Private Sale
Date: 23/12/2025
Property Type: House

Agent Comments

3 Old Lower Plenty Rd VIEWBANK 3084 (REI/VG)

4 2 2

Price: $990,000
Method: Private Sale
Date: 30/11/2025
Rooms: 6
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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