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	21 Lena Street, Viewbank Vic 3084

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,330,450 Property Type House Suburb Viewbank

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	10 Martins La VIEWBANK 3084	$1,020,000	19/12/2025
2	3 Old Lower Plenty Rd VIEWBANK 3084	$990,000	30/11/2025
3	127 Rosanna Rd ROSANNA 3084	$950,000	02/11/2025

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: 03/02/2026 16:55

21 Lena Street, Viewbank Vic 3084

Nelson Alexander



3 2 2

Property Type: House
Land Size: 873 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
December quarter 2025: $1,330,450

Comparable Properties



10 Martins La VIEWBANK 3084 (REI)

3 2 2

Price: $1,020,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)

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



127 Rosanna Rd ROSANNA 3084 (REI)

2 1 2

Price: $950,000
Method: Sold After Auction
Date: 02/11/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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