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	15 Sylvia Street, Viewbank Vic 3084

Indicative selling price

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

Range between $930,000 & $950,000

Median sale price

Median price $1,220,000 Property Type House Suburb Viewbank

Period - From 01/01/2026 to 31/03/2026 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	1 Debra Ct YALLAMBIE 3085	$950,000	14/03/2026
2	20 Warren Rd VIEWBANK 3084	$985,500	14/03/2026
3	351 Lower Plenty Rd VIEWBANK 3084	$937,800	23/12/2025

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: 27/04/2026 13:22

15 Sylvia Street, Viewbank Vic 3084

JellisCraig

Trent Grindal
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Indicative Selling Price
$930,000 - $950,000
Median House Price
March quarter 2026: $1,220,000



4 2 2

Property Type: House
Land Size: 592 sqm approx

Agent Comments

Comparable Properties



1 Debra Ct YALLAMBIE 3085 (REI)

3 1 2

Price: $950,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 673 sqm approx

Agent Comments



20 Warren Rd VIEWBANK 3084 (REI)

3 1 2

Price: $985,500
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



351 Lower Plenty Rd VIEWBANK 3084 (REI/VG)

3 1 2

Price: $937,800
Method: Private Sale
Date: 23/12/2025
Property Type: House
Land Size: 675 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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