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	1/23 Christine Street, Viewbank Vic 3084

Indicative selling price

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

Range between $555,000 & $610,000

Median sale price

Median price $845,000 Property Type Unit Suburb Viewbank

Period - From 29/04/2025 to 28/04/2026 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.

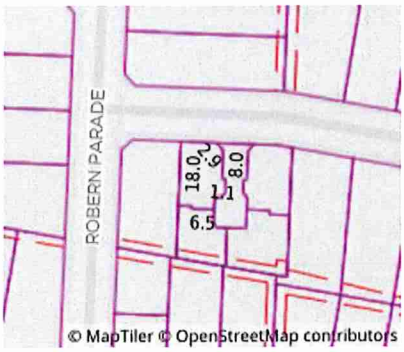
	Address of comparable property	Price	Date of sale
1	6-8 Edgar St HEIDELBERG 3084	$565,000	20/03/2026
2	6/8 Edgar St HEIDELBERG 3084	$565,000	17/03/2026
3	3/3 Andrews St HEIDELBERG 3084	$600,000	08/12/2025

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: 29/04/2026 15:53

1/23 Christine Street, Viewbank Vic 3084



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Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$555,000 - $610,000
Median Unit Price
29/04/2025 - 28/04/2026: $845,000

Comparable Properties



6-8 Edgar St HEIDELBERG 3084 (REI)

2 1 1

Price: $565,000
Method: Private Sale
Date: 20/03/2026
Property Type: Unit

Agent Comments



6/8 Edgar St HEIDELBERG 3084 (REI)

2 1 1

Price: $565,000
Method: Private Sale
Date: 17/03/2026
Property Type: Apartment

Agent Comments



3/3 Andrews St HEIDELBERG 3084 (REI/VG)

2 1 2

Price: $600,000
Method: Private Sale
Date: 08/12/2025
Property Type: Unit

Agent Comments

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153

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