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 Kerry Close, Viewbank Vic 3084

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,216,500 Property Type House Suburb Viewbank

Period - From 08/08/2025 to 07/08/2026 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	190 Lower Plenty Rd ROSANNA 3084	$1,150,000	16/07/2026
2	38 Douglas St ROSANNA 3084	$1,100,000	13/06/2026
3	40 Castleton Rd VIEWBANK 3084	$1,175,000	21/04/2026

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: 08/08/2026 12:27

1 Kerry Close, Viewbank Vic 3084

Nelson Alexander



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
08/08/2025 - 07/08/2026: $1,216,500

Comparable Properties



190 Lower Plenty Rd ROSANNA 3084 (REI)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 16/07/2026
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



38 Douglas St ROSANNA 3084 (REI)

3 2 2

Price: $1,100,000
Method: Auction Sale
Date: 13/06/2026
Rooms: 4
Property Type: House (Res)
Land Size: 263 sqm approx

Agent Comments



40 Castleton Rd VIEWBANK 3084 (REI/VG)

3 2 2

Price: $1,175,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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