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 Jimba Court, Viewbank Vic 3084

Indicative selling price

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

Range between $875,000 & $950,000

Median sale price

Median price $1,065,000 Property Type House Suburb Viewbank

Period - From 01/04/2026 to 30/06/2026 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	5 Monak Pl YALLAMBIE 3085	$940,000	30/07/2026
2	123 Martins La VIEWBANK 3084	$935,000	21/05/2026
3	24 Warren Rd VIEWBANK 3084	$942,500	02/05/2026

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: 04/08/2026 12:56

1 Jimba Court, Viewbank Vic 3084

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$875,000 - $950,000
Median House Price
June quarter 2026: $1,065,000

Comparable Properties



5 Monak Pl YALLAMBIE 3085 (REI)

4 | 2 | 2

Price: $940,000
Method: Sold Before Auction
Date: 30/07/2026
Property Type: House
Land Size: 589 sqm approx

Agent Comments



123 Martins La VIEWBANK 3084 (REI/VG)

3 | 1 | 1

Price: $935,000
Method: Private Sale
Date: 21/05/2026
Property Type: House
Land Size: 586 sqm approx

Agent Comments



24 Warren Rd VIEWBANK 3084 (REI)

3 | 1 | 2

Price: $942,500
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 626 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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