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	1/4 Mark Street, Viewbank Vic 3084

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $825,000 Property Type Townhouse Suburb Viewbank

Period - From 20/03/2024 to 19/03/2025 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	3/27 Eugene St VIEWBANK 3084	$705,000	07/12/2024
2	3/338 Lower Plenty Rd VIEWBANK 3084	$621,500	05/10/2024
3			

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: 20/03/2025 14:01

1/4 Mark Street, Viewbank Vic 3084



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median Townhouse Price
20/03/2024 - 19/03/2025: $825,000

Comparable Properties



3/27 Eugene St VIEWBANK 3084 (REI/VG)

3 1 2

Price: $705,000
Method: Auction Sale
Date: 07/12/2024
Rooms: 4
Property Type: Unit

Agent Comments



3/338 Lower Plenty Rd VIEWBANK 3084 (REI/VG)

2 1 1

Price: $621,500
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 163 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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