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	6 Odonnell Street, Viewbank Vic 3084

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,195,000 Property Type House Suburb Viewbank

Period - From 03/02/2024 to 02/02/2025 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	104 Lyon Rd VIEWBANK 3084	$1,165,000	02/01/2025
2	14 Martins La VIEWBANK 3084	$1,080,000	04/12/2024
3	157 Graham Rd VIEWBANK 3084	$1,080,000	23/11/2024

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: 03/02/2025 13:27

6 Odonnell Street, Viewbank Vic 3084



3 2 4

Property Type: House
Land Size: 845m2 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
03/02/2024 - 02/02/2025: $1,195,000

Comparable Properties



104 Lyon Rd VIEWBANK 3084 (REI)

3 2 3

Price: $1,165,000
Method: Private Sale
Date: 02/01/2025
Property Type: House
Land Size: 586 sqm approx

Agent Comments



14 Martins La VIEWBANK 3084 (REI)

3 2 2

Price: $1,080,000
Method: Private Sale
Date: 04/12/2024
Property Type: House

Agent Comments



157 Graham Rd VIEWBANK 3084 (REI)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94598111

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