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	375 Banyule Road, Viewbank Vic 3084

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,226,250 Property Type House Suburb Viewbank

Period - From 01/10/2024 to 31/12/2024 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 Westmere Pl VIEWBANK 3084	$1,225,000	07/12/2024
2	4 Meyrick Cr VIEWBANK 3084	$1,260,000	04/12/2024
3	3 Wurrunjerri Pl VIEWBANK 3084	$1,273,500	21/09/2024

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: 24/01/2025 18:39

375 Banyule Road, Viewbank Vic 3084

Nelson Alexander



4 1 2

Property Type: Land
Land Size: 566 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
December quarter 2024: $1,226,250

Comparable Properties



5 Westmere Pl VIEWBANK 3084 (REI)

4 2 2

Price: $1,225,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



4 Meyrick Cr VIEWBANK 3084 (REI)

4 2 2

Price: $1,260,000
Method: Sold Before Auction
Date: 04/12/2024
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



3 Wurrunjerri Pl VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,273,500
Method: Private Sale
Date: 21/09/2024
Property Type: House
Land Size: 760 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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