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	347 Banyule Road, Viewbank Vic 3084

Indicative selling price

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

Single price $1,038,000

Median sale price

Median price $1,210,000 Property Type House Suburb Viewbank

Period - From 01/01/2024 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	46 Mccrae Rd ROSANNA 3084	$1,050,000	20/03/2025
2	7 Attwood Ct VIEWBANK 3084	$1,038,000	01/03/2025
3	3 Sussex Pl HEIDELBERG 3084	$1,000,000	18/01/2025

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: 25/03/2025 20:19

347 Banyule Road, Viewbank Vic 3084

Nelson Alexander



3 2 2

Property Type: House
Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price
$1,038,000
Median House Price
Year ending December 2024: $1,210,000

Comparable Properties



46 Mccrae Rd ROSANNA 3084 (REI)

3 1 2

Price: $1,050,000
Method: Private Sale
Date: 20/03/2025
Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments



7 Attwood Ct VIEWBANK 3084 (REI)

4 2 2

Price: $1,038,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments



3 Sussex Pl HEIDELBERG 3084 (REI)

3 1 -

Price: $1,000,000
Method: Auction Sale
Date: 18/01/2025
Property Type: House (Res)
Land Size: 652 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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