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	21 Mark Street, Viewbank Vic 3084

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

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

Period - From 01/04/2024 to 31/03/2025 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	347 Banyule Rd VIEWBANK 3084	$1,030,000	29/03/2025
2	3 Sussex Pl HEIDELBERG 3084	$1,000,000	18/01/2025
3	143 Martins La VIEWBANK 3084	$1,098,000	11/11/2024

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: 07/04/2025 14:06

21 Mark Street, Viewbank Vic 3084



3 1 2

Property Type: House
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median House Price
Year ending March 2025: $1,195,000

Comparable Properties



347 Banyule Rd VIEWBANK 3084 (REI)

3 2 2

Price: $1,030,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 551 sqm approx

Agent Comments



3 Sussex Pl HEIDELBERG 3084 (REI/VG)

3 1 -

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

Agent Comments



143 Martins La VIEWBANK 3084 (REI/VG)

3 1 2

Price: $1,098,000
Method: Private Sale
Date: 11/11/2024
Property Type: House
Land Size: 633 sqm approx

Agent Comments

*Larger block size

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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