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	11a Kambea Crescent, Viewbank Vic 3084

Indicative selling price

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

Range between $840,000 & $900,000

Median sale price

Median price $775,000 Property Type Unit 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	1/35 Grantham Rd VIEWBANK 3084	$900,000	22/12/2024
2	20 Kambea Cr VIEWBANK 3084	$870,000	06/11/2024
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: 01/05/2025 15:47

11a Kambea Crescent, Viewbank Vic 3084



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Property Type:
Land Size: 412 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $900,000
Median Unit Price
Year ending March 2025: $775,000

Comparable Properties

1/35 Grantham Rd VIEWBANK 3084 (VG)

4 - -

Agent Comments

Price: $900,000
Method: Sale
Date: 22/12/2024
Property Type: Flat/Unit/Apartment (Res)



20 Kambea Cr VIEWBANK 3084 (REI/VG)

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Agent Comments

Price: $870,000
Method: Private Sale
Date: 06/11/2024
Property Type: House (Res)
Land Size: 372 sqm approx

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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