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	68 Rutherford Road, 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 $1,162,500 Property Type House Suburb Viewbank

Period - From 14/05/2024 to 13/05/2025 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	81 Rutherford Rd VIEWBANK 3084	$1,200,000	03/04/2025
2	1 Somerset Dr VIEWBANK 3084	$1,140,000	07/12/2024
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: 14/05/2025 13:19

68 Rutherford Road, Viewbank Vic 3084

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3

Property Type: House (Previously Occupied - Detached)
Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
14/05/2024 - 13/05/2025: $1,162,500

Comparable Properties



81 Rutherford Rd VIEWBANK 3084 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 03/04/2025
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments

Same Street, Single Story, Fully renovated bathrooms and kitchen, rendered.



1 Somerset Dr VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,140,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments

Similar size build, single story, 200 square meters bigger in terms of land



157 Graham Rd VIEWBANK 3084 (REI/VG)

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

Single level with under house storage / large outdoor alfresco area, almost 200 square meters bigger in land

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