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	2/376 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Range between $940,000 & $1,020,000

Median sale price

Median price $800,000 Property Type Townhouse Suburb Viewbank

Period - From 23/05/2024 to 22/05/2025 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	47a Kambea Cr VIEWBANK 3084	$920,000	21/05/2025
2	2/132 Graham Rd VIEWBANK 3084	$942,000	03/04/2025
3	1/11 Nevin Pde VIEWBANK 3084	$970,000	14/12/2024

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: 23/05/2025 09:02

2/376 Lower Plenty Road, Viewbank Vic 3084



3 3 2

Property Type: Townhouse
Land Size: 181m2 sqm approx

Agent Comments

Indicative Selling Price
$940,000 - $1,020,000
Median Townhouse Price
23/05/2024 - 22/05/2025: $800,000

Comparable Properties



47a Kambea Cr VIEWBANK 3084 (REI)

3 2 2

Price: $920,000
Method: Private Sale
Date: 21/05/2025
Property Type: Unit

Agent Comments



2/132 Graham Rd VIEWBANK 3084 (REI)

3 2 2

Price: $942,000
Method: Auction Sale
Date: 03/04/2025
Property Type: Townhouse (Res)

Agent Comments



1/11 Nevin Pde VIEWBANK 3084 (REI)

4 2 2

Price: $970,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 247 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9459 8111

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