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	3 Bartram Rise, Viewbank Vic 3084

Indicative selling price

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

Range between $960,000 & $1,050,000

Median sale price

Median price $1,145,000 Property Type House Suburb Viewbank

Period - From 17/06/2024 to 16/06/2025 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	7 Country La VIEWBANK 3084	$1,023,000	01/05/2025
2	7 Sylvia St VIEWBANK 3084	$1,052,500	09/04/2025
3	347 Banyule Rd VIEWBANK 3084	$1,030,000	29/03/2025

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: 17/06/2025 13:02

3 Bartram Rise, Viewbank Vic 3084

Nelson Alexander



3 2 2

Property Type: House (Res)
Land Size: 277 sqm approx

Agent Comments

Indicative Selling Price
$960,000 - $1,050,000
Median House Price
17/06/2024 - 16/06/2025: $1,145,000

Comparable Properties



7 Country La VIEWBANK 3084 (REI)

3 2 2

Price: $1,023,000
Method: Private Sale
Date: 01/05/2025
Rooms: 6
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments



7 Sylvia St VIEWBANK 3084 (REI/VG)

3 1 3

Price: $1,052,500
Method: Sold Before Auction
Date: 09/04/2025
Property Type: House (Res)
Land Size: 619 sqm approx

Agent Comments



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

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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