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	4 Rowan-tree Court, Viewbank Vic 3084

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,150,000 Property Type House Suburb Viewbank

Period - From 01/07/2024 to 30/06/2025 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	26 Kambea Cr VIEWBANK 3084	$1,260,000	18/07/2025
2	2 Westmere Pl VIEWBANK 3084	$1,305,500	08/07/2025
3	6 Havilah Ct VIEWBANK 3084	$1,265,000	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: 08/09/2025 15:29

4 Rowan-tree Court, Viewbank Vic 3084

Stefan Bontempelli
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4 3 4

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending June 2025: $1,150,000

Comparable Properties



26 Kambea Cr VIEWBANK 3084 (REI)

3 1 2

Price: $1,260,000
Method: Private Sale
Date: 18/07/2025
Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments



2 Westmere Pl VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,305,500
Method: Private Sale
Date: 08/07/2025
Property Type: House
Land Size: 652 sqm approx

Agent Comments



6 Havilah Ct VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,265,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 562 sqm approx

Agent Comments

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