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	43 Kambea Crescent, Viewbank Vic 3084

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

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

Period - From 02/06/2024 to 01/06/2025 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	10 Warren Rd VIEWBANK 3084	$1,075,000	17/05/2025
2	5 Robert Ct VIEWBANK 3084	$1,005,000	17/03/2025
3	7 Attwood Ct VIEWBANK 3084	$1,038,000	01/03/2025

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: 02/06/2025 18:33

43 Kambea Crescent, Viewbank Vic 3084

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Property Type:
Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
02/06/2024 - 01/06/2025: $1,145,000

Comparable Properties



10 Warren Rd VIEWBANK 3084 (REI)

4 1 2

Price: $1,075,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



5 Robert Ct VIEWBANK 3084 (REI)

4 2 2

Price: $1,005,000
Method: Private Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



7 Attwood Ct VIEWBANK 3084 (REI)

4 2 2

Price: $1,038,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments

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