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	1/574 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Single price $880,000

Median sale price

Median price $810,000 Property Type Townhouse Suburb Viewbank

Period - From 15/10/2024 to 14/10/2025 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	1/17 Edward St MACLEOD 3085	$870,000	20/09/2025
2	2/25 Strathallan Rd MACLEOD 3085	$905,000	18/07/2025
3	6 Vista Gr VIEWBANK 3084	$897,500	21/05/2025

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: 15/10/2025 10:32

1/574 Lower Plenty Road, Viewbank Vic 3084

Nelson Alexander



3 2 2

Property Type: Townhouse (Single)
Land Size: 196 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median Townhouse Price
15/10/2024 - 14/10/2025: $810,000

Comparable Properties



1/17 Edward St MACLEOD 3085 (REI)

3 2 2

Price: $870,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



2/25 Strathallan Rd MACLEOD 3085 (REI)

4 3 2

Price: $905,000
Method: Private Sale
Date: 18/07/2025
Property Type: Townhouse (Single)

Agent Comments



6 Vista Gr VIEWBANK 3084 (REI/VG)

3 2 2

Price: $897,500
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)
Land Size: 241 sqm approx

Agent Comments

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

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