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	19/86 Graham Road, Viewbank VIC 3084

Indicative selling price

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

Range between $610,000 & $660,000

Median sale price

Median price $732,350 Property Type Unit Suburb Viewbank

Period - From 23/03/2025 to 22/09/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/64 Edward Street Macleod VIC 3085	$612,000	11/09/2025
1/7 Anderson Street Heidelberg VIC 3084	$650,000	11/07/2025
1/302 Lower Plenty Road Rosanna VIC 3084	$645,000	27/06/2025

This Statement of Information was prepared on: 23/09/2025