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	16 Old Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Range between $1,700,000 & $1,850,000

Median sale price

Median price $1,175,500 Property Type House Suburb Viewbank

Period - From 21/08/2024 to 20/08/2025 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	3 Mill Ct VIEWBANK 3084	$1,700,000	22/03/2025
2	17 Martins La VIEWBANK 3084	$1,800,000	12/03/2025
3	31 Grantham Rd VIEWBANK 3084	$1,900,000	05/03/2025

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: 21/08/2025 09:33

16 Old Lower Plenty Road, Viewbank Vic 3084

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 4 2

Rooms: 11
Property Type: House (Res)
Land Size: 515 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,850,000
Median House Price
21/08/2024 - 20/08/2025: $1,175,500

Comparable Properties



3 Mill Ct VIEWBANK 3084 (REI/VG)

5 3 2

Price: $1,700,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 841 sqm approx

Agent Comments

17 Martins La VIEWBANK 3084 (VG)

4 - -

Price: $1,800,000
Method: Sale
Date: 12/03/2025
Property Type: Clinic - Health Clinic
Land Size: 892 sqm approx

Agent Comments



31 Grantham Rd VIEWBANK 3084 (REI/VG)

5 3 3

Price: $1,900,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 612 sqm approx

Agent Comments

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