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	18 Lena Street, Viewbank Vic 3084

Indicative selling price

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

Range between $1,275,000 & $1,400,000

Median sale price

Median price $1,193,000 Property Type House Suburb Viewbank

Period - From 14/11/2024 to 13/11/2025 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	6 Bartram Rise VIEWBANK 3084	$1,360,000	03/11/2025
2	8 Lewellin Gr ROSANNA 3084	$1,330,000	18/10/2025
3	51 Castleton Rd VIEWBANK 3084	$1,355,000	16/08/2025

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: 14/11/2025 10:59

18 Lena Street, Viewbank Vic 3084

Nelson Alexander



4 3 2

Property Type: House (Res)
Land Size: 910 sqm approx

Agent Comments

Indicative Selling Price
$1,275,000 - $1,400,000
Median House Price
14/11/2024 - 13/11/2025: $1,193,000

Comparable Properties



6 Bartram Rise VIEWBANK 3084 (REI)

4 2 2

Price: $1,360,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



8 Lewellin Gr ROSANNA 3084 (REI)

4 2 -

Price: $1,330,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



51 Castleton Rd VIEWBANK 3084 (REI)

4 2 2

Price: $1,355,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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