

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

51 Eamon Drive, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,226,250

Property Type House

Suburb Viewbank

Period - From 01/10/2024

to 31/12/2024

Source REIV

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	104 Lyon Rd VIEWBANK 3084	\$1,165,000	02/01/2025
2	14 Martins La VIEWBANK 3084	\$1,080,000	04/12/2024
3	157 Graham Rd VIEWBANK 3084	\$1,080,000	23/11/2024

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:

21/01/2025 11:55

51 Eamon Drive, Viewbank Vic 3084



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2024: \$1,226,250

Comparable Properties



104 Lyon Rd VIEWBANK 3084 (REI)



Agent Comments

2 bathrooms

Price: \$1,165,000
Method: Private Sale
Date: 02/01/2025
Property Type: House
Land Size: 586 sqm approx



14 Martins La VIEWBANK 3084 (REI)



Agent Comments

Price: \$1,080,000
Method: Private Sale
Date: 04/12/2024
Property Type: House



157 Graham Rd VIEWBANK 3084 (REI)



Agent Comments

Price: \$1,080,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 94598111



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