

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$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	22 Cheryl Gr VIEWBANK 3084	\$1,100,000	17/12/2024
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: 05/02/2025 09:50

51 Eamon Drive, Viewbank Vic 3084



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,100,000  
**Median House Price**  
December quarter 2024: \$1,226,250

## Comparable Properties



22 Cheryl Gr VIEWBANK 3084 (REI)

Agent Comments



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 17/12/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 540 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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