

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

1/105 Martins Lane, Viewbank Vic 3084

Indicative selling price

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

Range between \$820,000

&

\$880,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Viewbank

Period - From 28/05/2024

to

27/05/2025

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	145 Martins La VIEWBANK 3084	\$1,115,000	16/05/2025
2	47a Kambea Cr VIEWBANK 3084	\$920,000	14/05/2025
3	14 Martins La VIEWBANK 3084	\$1,080,000	04/12/2024

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:

28/05/2025 13:10



 3  2  3

Property Type: Unit
Land Size: 498 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median Unit Price
28/05/2024 - 27/05/2025: \$790,000

Comparable Properties



145 Martins La VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,115,000
Method: Sold Before Auction
Date: 16/05/2025
Property Type: House (Res)



47a Kambea Cr VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$920,000
Method: Private Sale
Date: 14/05/2025
Rooms: 4
Property Type: Unit



14 Martins La VIEWBANK 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,080,000
Method: Private Sale
Date: 04/12/2024
Property Type: House
Land Size: 557 sqm approx

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