### 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	1 Bartram Rise, Viewbank Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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#### Median sale price

Median price	\$1,305,500	Pro	pperty Type Ho	ouse	]	Suburb	Viewbank
Period - From	01/07/2025	to	30/09/2025	So	ource	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

<del>A\*</del> 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

Add	dress of comparable property	Price	Date of sale
1	3 Bartram Rise VIEWBANK 3084	\$1,095,000	03/07/2025
2	81 Rutherford Rd VIEWBANK 3084	\$1,200,000	03/04/2025
3	347 Banyule Rd VIEWBANK 3084	\$1,030,000	29/03/2025

#### OR

Th estate agent or agent's representative reasonably believes that fewer than three comparable В\* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/10/2025 16:47









Property Type: House **Agent Comments** 

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** September quarter 2025: \$1,305,500

## Comparable Properties



3 Bartram Rise VIEWBANK 3084 (REI/VG)

**Agent Comments** 

Price: \$1,095,000 Method: Private Sale Date: 03/07/2025 Property Type: House

Land Size: 292 sqm approx



81 Rutherford Rd VIEWBANK 3084 (REI/VG)



**Agent Comments** 

Price: \$1,200,000 Method: Private Sale Date: 03/04/2025

Property Type: House (Res) Land Size: 563 sqm approx



347 Banyule Rd VIEWBANK 3084 (REI/VG)

Price: \$1,030,000 Method: Private Sale Date: 29/03/2025 Property Type: House Land Size: 551 sqm approx



**Agent Comments** 





Account - Barry Plant | P: 03 9842 8888

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