

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 Bartram Rise, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,305,500

Property Type House

Suburb Viewbank

Period - From 01/07/2025

to

30/09/2025

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	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

B* Th 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:

22/10/2025 16:47



 3  2  2

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

 3  2  2

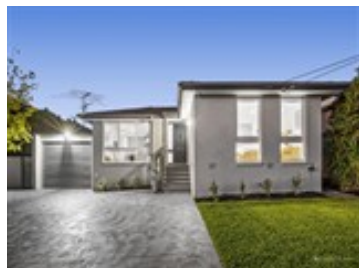
Price: \$1,095,000

Method: Private Sale

Date: 03/07/2025

Property Type: House

Land Size: 292 sqm approx



81 Rutherford Rd VIEWBANK 3084 (REI/VG)

Agent Comments

 3  2  2

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)

Agent Comments

 3  2  2

Price: \$1,030,000

Method: Private Sale

Date: 29/03/2025

Property Type: House

Land Size: 551 sqm approx

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