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	10 Dunluce Court, Viewbank Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,180,000
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Median sale price

Median price	\$1,190,000	Pro	perty Type	House		Suburb	Viewbank
Period - From	01/10/2024	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	10 Rodney Ct VIEWBANK 3084	\$1,146,000	30/10/2025
2	11 Winston Rd VIEWBANK 3084	\$1,151,000	11/07/2025
3	26 Willa Av VIEWBANK 3084	\$1,145,000	18/06/2025

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:	24/11/2025 11:47



JellisCraig

Kevin Lei 9499 7992 0414 535 492 kevinlei@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,180,000 Median House Price

Year ending September 2025: \$1,190,000





Property Type: House Land Size: 614 sqm approx Agent Comments

Comparable Properties



10 Rodney Ct VIEWBANK 3084 (REI)

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Agent Comments

Price: \$1,146,000 **Method:** Auction Sale **Date:** 30/10/2025

Rooms: 5

Property Type: House (Res) **Land Size:** 589 sqm approx

11 Winston Rd VIEWBANK 3084 (REI/VG)

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Agent Comments



Price: \$1,151,000 Method: Private Sale Date: 11/07/2025

Property Type: House (Res) **Land Size:** 530 sqm approx

26 Willa Av VIEWBANK 3084 (REI/VG)

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. ح **Agent Comments**



Price: \$1,145,000 **Method:** Private Sale **Date:** 18/06/2025

Property Type: House (Res) Land Size: 729 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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