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	16 Old Lower Plenty Road, Viewbank Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,700,000	&	\$1,850,000

Median sale price

Median price	\$1,175,500	Pro	perty Type	House		Suburb	Viewbank
Period - From	21/08/2024	to	20/08/2025	9	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Mill Ct VIEWBANK 3084	\$1,700,000	22/03/2025
2	17 Martins La VIEWBANK 3084	\$1,800,000	12/03/2025
3	31 Grantham Rd VIEWBANK 3084	\$1,900,000	05/03/2025

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:	21/08/2025 09:33



JellisCraig

Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price 21/08/2024 - 20/08/2025: \$1,175,500

Rooms: 11

Property Type: House (Res) **Land Size:** 515 sqm approx

Agent Comments



Comparable Properties

3 Mill Ct VIEWBANK 3084 (REI/VG)

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3

Price: \$1,700,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) **Land Size:** 841 sqm approx

4



17 Martins La VIEWBANK 3084 (VG)



a.

Agent Comments

Agent Comments

Agent Comments

Price: \$1,800,000 Method: Sale Date: 12/03/2025

Property Type: Clinic - Health Clinic

Land Size: 892 sqm approx

31 Grantham Rd VIEWBANK 3084 (REI/VG)

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3 .

Price: \$1,900,000 Method: Private Sale Date: 05/03/2025 Property Type: House Land Size: 612 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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