

# 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

16 Old Lower Plenty Road, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,850,000

### Median sale price

Median price

\$1,175,500

Property Type

House

Suburb

Viewbank

Period - From

21/08/2024

to

20/08/2025

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	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



**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 515 sqm approx

Agent Comments

## Comparable Properties



**3 Mill Ct VIEWBANK 3084 (REI/VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 841 sqm approx

**17 Martins La VIEWBANK 3084 (VG)**

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)**

Agent Comments



**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 05/03/2025

**Property Type:** House

**Land Size:** 612 sqm approx