

# 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

19/86 Graham Road, Viewbank VIC 3084

### Indicative selling price

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

Range between

\$610,000

&

\$660,000

### Median sale price

Median price

\$732,350

Property Type

Unit

Suburb

Viewbank

Period - From

23/03/2025

to

22/09/2025

Source

price\_finder

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/64 Edward Street Macleod VIC 3085	\$612,000	11/09/2025
1/7 Anderson Street Heidelberg VIC 3084	\$650,000	11/07/2025
1/302 Lower Plenty Road Rosanna VIC 3084	\$645,000	27/06/2025

This Statement of Information was prepared on:

23/09/2025