

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

20 Warren Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,025,000 & \$1,075,000

Median sale price

Median price \$1,330,450 Property Type House Suburb Viewbank

Period - From 01/10/2025 to 31/12/2025 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 Martins La VIEWBANK 3084	\$1,020,000	19/12/2025
2	269 Banyule Rd VIEWBANK 3084	\$1,050,000	29/11/2025
3	7 Grace Ct VIEWBANK 3084	\$1,100,000	27/11/2025

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: 19/01/2026 14:44



 3  1  2

Property Type: House (Res)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,025,000 - \$1,075,000
Median House Price
December quarter 2025: \$1,330,450

Comparable Properties



10 Martins La VIEWBANK 3084 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,020,000
Method: Private Sale
Date: 19/12/2025
Property Type: House (Res)



269 Banyule Rd VIEWBANK 3084 (REI)

[Agent Comments](#)

 3  1  2

Price: \$1,050,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 641 sqm approx



7 Grace Ct VIEWBANK 3084 (REI)

[Agent Comments](#)

 4  1  3

Price: \$1,100,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 541 sqm approx