

# 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

21 Mark Street, 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 \$980,000 & \$1,050,000

### Median sale price

Median price \$1,195,000 Property Type House Suburb Viewbank

Period - From 01/04/2024 to 31/03/2025 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	347 Banyule Rd VIEWBANK 3084	\$1,030,000	29/03/2025
2	3 Sussex PI HEIDELBERG 3084	\$1,000,000	18/01/2025
3	143 Martins La VIEWBANK 3084	\$1,098,000	11/11/2024

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:

07/04/2025 14:06



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**Property Type:** House  
**Land Size:** 535 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median House Price**  
Year ending March 2025: \$1,195,000

## Comparable Properties



**347 Banyule Rd VIEWBANK 3084 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 29/03/2025  
**Property Type:** House  
**Land Size:** 551 sqm approx



**3 Sussex PI HEIDELBERG 3084 (REI/VG)**

**Agent Comments**

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**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 18/01/2025  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



**143 Martins La VIEWBANK 3084 (REI/VG)**

**Agent Comments**

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**Price:** \$1,098,000  
**Method:** Private Sale  
**Date:** 11/11/2024  
**Property Type:** House  
**Land Size:** 633 sqm approx

\*Larger block size