

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

269 Banyule Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,305,500 Property Type House Suburb Viewbank

Period - From 01/07/2025 to 30/09/2025 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	35 Winston Rd VIEWBANK 3084	\$1,115,000	25/10/2025
2	46 Somerset Dr VIEWBANK 3084	\$1,193,500	20/09/2025
3	11 Moran St VIEWBANK 3084	\$1,060,000	14/08/2025

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: 18/11/2025 11:10



3 1 2

Property Type: House
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2025: \$1,305,500

Comparable Properties



35 Winston Rd VIEWBANK 3084 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,115,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 854 sqm approx



46 Somerset Dr VIEWBANK 3084 (REI)

[Agent Comments](#)

3 2 4

Price: \$1,193,500
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 660 sqm approx



11 Moran St VIEWBANK 3084 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,060,000
Method: Private Sale
Date: 14/08/2025
Rooms: 5
Property Type: House (Res)
Land Size: 557 sqm approx

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