## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,060,000

### Property offered for sale

Address	269 Banyule Road, Viewbank Vic 3084
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,305,500	Pro	perty 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.

Ad	dress 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

#### OR

3

11 Moran St VIEWBANK 3084

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:	06/11/2025 12:41



14/08/2025











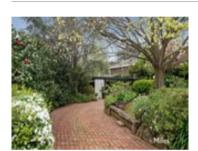
Property Type: House (Res) Land Size: 641 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** 

September quarter 2025: \$1,305,500

# Comparable Properties



35 Winston Rd VIEWBANK 3084 (REI)



Price: \$1,115,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 854 sqm approx Agent Comments



46 Somerset Dr VIEWBANK 3084 (REI)





**Agent Comments** 

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)







Agent Comments

Price: \$1,060,000 Method: Private Sale Date: 14/08/2025

Rooms: 5

Property Type: House (Res) Land Size: 557 sqm approx

Account - VICPROP | P: 03 8888 1011





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