

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

3 Appleblossom Court, Viewbank Vic 3084

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

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	3 Everglade Ct VIEWBANK 3084	\$1,240,000	08/11/2025
2	5 Rainsford PI VIEWBANK 3084	\$1,350,000	02/08/2025
3	2 Westmere PI VIEWBANK 3084	\$1,305,500	08/07/2025

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:

11/11/2025 10:48

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2025: \$1,305,500



 5  2  2

Property Type: House

Land Size: 552 sqm approx

Agent Comments

Comparable Properties



3 Everglade Ct VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,240,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 617 sqm approx



5 Rainsford PI VIEWBANK 3084 (REI)

Agent Comments

 5  3  2

Price: \$1,350,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 682 sqm approx



2 Westmere PI VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,305,500

Method: Private Sale

Date: 08/07/2025

Property Type: House

Land Size: 652 sqm approx

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