Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

32 Robern Parade, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price \$1,305,500	Property Type Ho	ouse	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	1 Oaktree CI VIEWBANK 3084	\$1,193,000	07/10/2025
2	43 Kambea Cr VIEWBANK 3084	\$1,110,000	19/09/2025
3	20 Rosemar Cirt VIEWBANK 3084	\$1,190,000	06/09/2025

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:	05/11/2025 15:37













Property Type: House (Res) **Land Size:** 738 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price

September quarter 2025: \$1,305,500

Comparable Properties



1 Oaktree CI VIEWBANK 3084 (REI)

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4





2

Price: \$1,193,000

Method: Sold Before Auction

Date: 07/10/2025

Property Type: House (Res)

Agent Comments



43 Kambea Cr VIEWBANK 3084 (REI)

4





1

Agent Comments

Price: \$1,110,000 **Method:** Private Sale **Date:** 19/09/2025

Property Type: House (Res) **Land Size:** 751 sqm approx



20 Rosemar Cirt VIEWBANK 3084 (REI)

4







1

Agent Comments

Price: \$1,190,000 **Method:** Auction Sale **Date:** 06/09/2025

Property Type: House (Res) Land Size: 539 sqm approx

Account - VICPROP | P: 03 8888 1011





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