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	5 Eamon Drive, Viewbank Vic 3084

Indicative selling price

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

Range between $1,550,000 & $1,650,000

Median sale price

Median price $1,220,000 Property Type House Suburb Viewbank

Period - From 01/01/2026 to 31/03/2026 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	140 Martins La VIEWBANK 3084	$1,460,000	14/03/2026
2	50 Bartram Rise VIEWBANK 3084	$1,610,000	26/02/2026
3	4 Walter Withers Ct VIEWBANK 3084	$1,630,000	11/02/2026

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: 30/04/2026 13:24

5 Eamon Drive, Viewbank Vic 3084

VICPROP



4 2 2

Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
March quarter 2026: $1,220,000

Comparable Properties



140 Martins La VIEWBANK 3084 (REI/VG)

4 2 2

Price: $1,460,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments



50 Bartram Rise VIEWBANK 3084 (REI)

5 3 2

Price: $1,610,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



4 Walter Withers Ct VIEWBANK 3084 (REI)

5 3 3

Price: $1,630,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011

REIV THE DIFFERENCE | propertydata.com.au

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