

# 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](http://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



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)**

Agent Comments

4 2 2

**Price:** \$1,460,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 628 sqm approx



**50 Bartram Rise VIEWBANK 3084 (REI)**

Agent Comments

5 3 2

**Price:** \$1,610,000

**Method:** Sold Before Auction

**Date:** 26/02/2026

**Property Type:** House (Res)

**Land Size:** 660 sqm approx



**4 Walter Withers Ct VIEWBANK 3084 (REI)**

Agent Comments

5 3 3

**Price:** \$1,630,000

**Method:** Sold Before Auction

**Date:** 11/02/2026

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

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