

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

90 Warren Road, 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

\$1,065,000

Property Type

House

Suburb

Viewbank

Period - From

01/04/2026

to

30/06/2026

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	39 Bartram Rise VIEWBANK 3084	\$1,200,000	15/07/2026
2	14 Westmere PI VIEWBANK 3084	\$1,210,000	25/05/2026
3	7 Rosemary Ct VIEWBANK 3084	\$1,230,000	20/03/2026

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:

17/08/2026 14:27



 4
  1
  2

Property Type: House
Land Size: 823 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 June quarter 2026: \$1,065,000

Comparable Properties



39 Bartram Rise VIEWBANK 3084 (REI)

Agent Comments

 4
  2
  2

Price: \$1,200,000
Method: Sold Before Auction
Date: 15/07/2026
Rooms: 6
Property Type: House (Res)
Land Size: 647 sqm approx



14 Westmere PI VIEWBANK 3084 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,210,000
Method: Private Sale
Date: 25/05/2026
Property Type: House (Res)
Land Size: 744 sqm approx



7 Rosemary Ct VIEWBANK 3084 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,230,000
Method: Private Sale
Date: 20/03/2026
Rooms: 7
Property Type: House (Res)
Land Size: 667 sqm approx

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