

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

5/367 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Range between

\$790,000

&

\$830,000

Median sale price

Median price

\$687,500

Property Type

Unit

Suburb

Viewbank

Period - From

27/08/2025

to

26/08/2026

Source

Property Data

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	75 Yallambie Rd MACLEOD 3085	\$820,500	14/07/2026
2	86 Wungan St MACLEOD 3085	\$810,000	19/06/2026
3	1/17 Ferguson St MACLEOD 3085	\$825,000	27/03/2026

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:

27/08/2026 21:11



3 2 2

Property Type: Townhouse
(Single)
Land Size: 421 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$830,000
Median Unit Price
27/08/2025 - 26/08/2026: \$687,500

Comparable Properties



75 Yallambie Rd MACLEOD 3085 (REI/VG)

Agent Comments

3 1 1

Price: \$820,500
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 375 sqm approx



86 Wungan St MACLEOD 3085 (REI/VG)

Agent Comments

3 1 1

Price: \$810,000
Method: Private Sale
Date: 19/06/2026
Rooms: 5
Property Type: House (Res)
Land Size: 225 sqm approx



1/17 Ferguson St MACLEOD 3085 (REI/VG)

Agent Comments

3 1 1

Price: \$825,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 339 sqm approx

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