

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

Single price

\$829,000

Median sale price

Median price

\$730,500

Property Type

Unit

Suburb

Viewbank

Period - From

18/07/2025

to

17/07/2026

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	86 Wungan St MACLEOD 3085	\$810,000	19/06/2026
2	30 Warren Rd VIEWBANK 3084	\$850,000	16/06/2026
3	17 Silver Wattle St YALLAMBIE 3085	\$800,000	30/05/2026

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:

18/07/2026 12:27



3 2 2

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

Indicative Selling Price
\$829,000

Median Unit Price
18/07/2025 - 17/07/2026: \$730,500

Comparable Properties



86 Wungan St MACLEOD 3085 (REI)

[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



30 Warren Rd VIEWBANK 3084 (REI)

[Agent Comments](#)

3 1 2

Price: \$850,000
Method: Private Sale
Date: 16/06/2026
Rooms: 4
Property Type: House (Res)
Land Size: 356 sqm approx

17 Silver Wattle St YALLAMBIE 3085 (VG)

[Agent Comments](#)

3 - -

Price: \$800,000
Method: Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 341 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133