

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

369 Banyule Road, Viewbank Vic 3084

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,330,450

Property Type

House

Suburb

Viewbank

Period - From

01/10/2025

to

31/12/2025

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	7 Christine St VIEWBANK 3084	\$1,008,000	06/03/2026
2	4 Corbie Way YALLAMBIE 3085	\$1,021,000	14/02/2026
3	7 Grace Ct VIEWBANK 3084	\$1,100,000	27/11/2025

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:

30/03/2026 11:02



4
 2
 2

Property Type: House
Land Size: 553 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 December quarter 2025: \$1,330,450

Comparable Properties



7 Christine St VIEWBANK 3084 (REI)

Agent Comments

4
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Price: \$1,008,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 585 sqm approx



4 Corbie Way YALLAMBIE 3085 (REI)

Agent Comments

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Price: \$1,021,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 530 sqm approx



7 Grace Ct VIEWBANK 3084 (REI/VG)

Agent Comments

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 1
 3

Price: \$1,100,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 541 sqm approx

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