

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

259 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,205,000

Property Type

House

Suburb

Viewbank

Period - From

18/05/2025

to

17/05/2026

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	8 Waiora Rd ROSANNA 3084	\$1,130,000	28/04/2026
2	28 Waiora Rd ROSANNA 3084	\$1,020,000	20/03/2026
3	194 Lower Plenty Rd ROSANNA 3084	\$1,190,000	21/02/2026

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:

18/05/2026 14:52

 5
  2
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

18/05/2025 - 17/05/2026: \$1,205,000

Comparable Properties



8 Waiora Rd ROSANNA 3084 (REI)

Agent Comments

 3
  1
  3

Price: \$1,130,000

Method: Private Sale

Date: 28/04/2026

Property Type: House

Land Size: 624 sqm approx

28 Waiora Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,020,000

Method: Sold Before Auction

Date: 20/03/2026

Property Type: House (Res)

Land Size: 797 sqm approx



194 Lower Plenty Rd ROSANNA 3084 (REI)

Agent Comments

 3
  1
  2

Price: \$1,190,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 747 sqm approx