

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

3/350 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$625,000 & \$675,000

Median sale price

Median price \$880,000 Property Type Unit Suburb Viewbank

Period - From 01/01/2025 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	4/64 Edward St MACLEOD 3085	\$612,000	11/09/2025
2	2/86 Torbay St MACLEOD 3085	\$690,000	28/01/2026
3			

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:

04/03/2026 09:41

3/350 Lower Plenty Road, Viewbank Vic 3084

Brett Greig
03 9459 8111
0431 798 237
brettgreig@jellisraig.com.au



 2  1  1

Property Type: Unit
Land Size: 193 sqm approx
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median Unit Price
Year ending December 2025: \$880,000

There are no close comparables that fall within the guidelines of the SOI. 5/350 LPR sold for \$670,000 in June 2024 which I view as a close comparable but it falls outside the 6 month period.

Comparable Properties



4/64 Edward St MACLEOD 3085 (REI)

[Agent Comments](#)

 2  1  1

Price: \$612,000
Method: Private Sale
Date: 11/09/2025
Property Type: Unit



2/86 Torbay St MACLEOD 3085 (REI)

[Agent Comments](#)

 2  1  2

Price: \$690,000
Method: Private Sale
Date: 28/01/2026
Property Type: Unit

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. These two comparables are the closest I could find. 4/64 Edward Street a little inferior and 2/86 Torbay slightly superior. Brett Greig - Jellis Craig

Account - Jellis Craig | P: 03 9459 8111



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