

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

1 Kerry Close, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Viewbank

Period - From 13/07/2025

to

12/07/2026

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	369 Banyule Rd VIEWBANK 3084	\$1,065,000	21/04/2026
2	46 Duff Pde VIEWBANK 3084	\$1,080,000	18/04/2026
3	21 Lena St VIEWBANK 3084	\$1,150,000	27/02/2026

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:

13/07/2026 10:12



3 2 2

Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
13/07/2025 - 12/07/2026: \$1,230,000

Comparable Properties



369 Banyule Rd VIEWBANK 3084 (REI/VG)

Agent Comments

4 1 2

Price: \$1,065,000
Method: Sold Before Auction
Date: 21/04/2026
Property Type: House (Res)
Land Size: 553 sqm approx



46 Duff Pde VIEWBANK 3084 (REI/VG)

Agent Comments

4 1 2

Price: \$1,080,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 695 sqm approx



21 Lena St VIEWBANK 3084 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: House (Res)
Land Size: 873 sqm approx