

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

10 Odonnell Street, Viewbank Vic 3084

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,213,250

Property Type House

Suburb Viewbank

Period - From 25/08/2025

to

24/08/2026

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	70 Castleton Rd VIEWBANK 3084	\$975,000	12/06/2026
2	28 Kardinia Dr YALLAMBIE 3085	\$970,000	29/05/2026
3	402 Lower Plenty Rd VIEWBANK 3084	\$975,000	15/05/2026

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:

25/08/2026 15:07



3
 1
 2

Property Type: House
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

25/08/2025 - 24/08/2026: \$1,213,250

Comparable Properties



70 Castleton Rd VIEWBANK 3084 (REI/VG)

Agent Comments

3
 1
 2

Price: \$975,000

Method: Sold Before Auction

Date: 12/06/2026

Property Type: House

Land Size: 542 sqm approx



28 Kardinia Dr YALLAMBIE 3085 (REI/VG)

Agent Comments

4
 2
 2

Price: \$970,000

Method: Private Sale

Date: 29/05/2026

Property Type: House (Res)

Land Size: 1598 sqm approx



402 Lower Plenty Rd VIEWBANK 3084 (REI/VG)

Agent Comments

3
 1
 2

Price: \$975,000

Method: Private Sale

Date: 15/05/2026

Property Type: House (Res)

Land Size: 864 sqm approx

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