

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

123 Martins Lane, Viewbank Vic 3084

Indicative selling price

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

Range between \$930,000

&

\$990,000

Median sale price

Median price \$1,197,750

Property Type House

Suburb Viewbank

Period - From 07/05/2025

to

06/05/2026

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	15 Sylvia St VIEWBANK 3084	\$915,000	04/05/2026
2	24 Warren Rd VIEWBANK 3084	\$942,500	02/05/2026
3	20 Warren Rd VIEWBANK 3084	\$985,500	14/03/2026

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:

07/05/2026 12:38



Property Type: House

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



15 Sylvia St VIEWBANK 3084 (REI)



Agent Comments

Stumping issues

Price: \$915,000

Method: Private Sale

Date: 04/05/2026

Property Type: House

Land Size: 592 sqm approx



24 Warren Rd VIEWBANK 3084 (REI)



Agent Comments

Price: \$942,500

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 626 sqm approx



20 Warren Rd VIEWBANK 3084 (REI/VG)



Agent Comments

Price: \$985,500

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 585 sqm approx