

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

3/19 Philippa Court, 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 19/08/2025

to

18/08/2026

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	32 Frensham Rd WATSONIA 3087	\$961,000	04/06/2026
2	3/25 Pyalong Av ROSANNA 3084	\$970,000	11/05/2026
3	2/125 Torbay St MACLEOD 3085	\$960,000	31/03/2026

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:

19/08/2026 10:39



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Property Type: Villa
Land Size: 514 sqm approx
Agent Comments

Indicative Selling Price

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

Median House Price

19/08/2025 - 18/08/2026: \$1,213,250

Comparable Properties



32 Frensham Rd WATSONIA 3087 (REI/VG)

Agent Comments

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Price: \$961,000
Method: Private Sale
Date: 04/06/2026
Property Type: House
Land Size: 612 sqm approx



3/25 Pyalong Av ROSANNA 3084 (REI/VG)

Agent Comments

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Price: \$970,000
Method: Private Sale
Date: 11/05/2026
Property Type: Unit
Land Size: 232 sqm approx



2/125 Torbay St MACLEOD 3085 (VG)

Agent Comments

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Price: \$960,000
Method: Sale
Date: 31/03/2026
Property Type: Flat/Unit/Apartment (Res)

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