

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

30 Warren Road, Viewbank VIC 3084

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,193,500

Property Type

House

Suburb

Viewbank

Period - From

19/11/2025

to

18/05/2026

Source

price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2a Casey Crescent Viewbank VIC	\$852,000	31/01/2026
11a Lascelles Avenue Viewbank VIC	\$872,000	03/04/2026
5 Lorraine Parade Viewbank VIC	\$856,888	21/03/2026

This Statement of Information was prepared on:

19/05/2026