

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

39 Bartram Rise, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,280,000

&

\$1,340,000

Median sale price

Median price \$1,200,000

Property Type House

Suburb Viewbank

Period - From 01/04/2025

to

31/03/2026

Source REIV

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	23 Northwood Dr VIEWBANK 3084	\$1,343,000	18/03/2026
2	22 Lorraine Pde VIEWBANK 3084	\$1,260,000	13/03/2026
3	15 Westmere PI VIEWBANK 3084	\$1,320,000	16/02/2026

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:

29/06/2026 10:33



Property Type: House (Previously Occupied - Detached)
Land Size: 647 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,340,000
Median House Price
 Year ending March 2026: \$1,200,000

Comparable Properties



23 Northwood Dr VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,343,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)
Land Size: 586 sqm approx



22 Lorraine Pde VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)
Land Size: 676 sqm approx



15 Westmere PI VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 733 sqm approx

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089