

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

4/326 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Viewbank

Period - From 22/07/2025

to

21/07/2026

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	50 Carwarp St MACLEOD 3085	\$740,000	11/07/2026
2	2/62 Edward St MACLEOD 3085	\$725,000	16/05/2026
3			

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:

22/07/2026 10:57

4/326 Lower Plenty Road, Viewbank Vic 3084

Kate Donaldson

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

22/07/2025 - 21/07/2026: \$710,000

 2  1  1

Property Type: Unit

Agent Comments

The spacious well presented two bedroom unit is situated in a tranquil allotment by a small waterway with plenty of common garden area to utilize as one of the lot owners.



Comparable Properties



50 Carwarp St MACLEOD 3085 (REI)

Agent Comments

 2  1  1

Price: \$740,000

Method: Auction Sale

Date: 11/07/2026

Property Type: House (Res)

Land Size: 264 sqm approx



2/62 Edward St MACLEOD 3085 (REI)

Agent Comments

 2  1  1

Price: \$725,000

Method: Auction Sale

Date: 16/05/2026

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9459 8111



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