

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

5/367 Lower Plenty 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

\$845,000

Property Type

Unit

Suburb

Viewbank

Period - From

29/05/2025

to

28/05/2026

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.

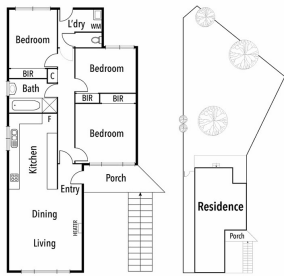
	Address of comparable property	Price	Date of sale
1	3/4 Millicent St ROSANNA 3084	\$804,000	18/04/2026
2	11a Lascelles Av VIEWBANK 3084	\$872,000	03/04/2026
3	9/218 Lower Plenty Rd ROSANNA 3084	\$860,000	23/03/2026

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:

29/05/2026 11:13



While every attempt has been made to ensure the accuracy of the floor plan detailed here, measurements of doors, windows, rooms and any other items are approximate and no responsibility, implied or otherwise, is taken for any error, omissions or misstatement. This plan is for illustrative purposes only and should be utilized as such by any prospective purchaser.

3 **1** **1**

Property Type: Villa

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

29/05/2025 - 28/05/2026: \$845,000

Comparable Properties



3/4 Millicent St ROSANNA 3084 (REI/VG)

Agent Comments

2 **1** **1**

Price: \$804,000

Method: Auction Sale

Date: 18/04/2026

Rooms: 3

Property Type: Townhouse (Res)



11a Lascelles Av VIEWBANK 3084 (REI/VG)

Agent Comments

2 **1** **2**

Price: \$872,000

Method: Private Sale

Date: 03/04/2026

Property Type: House

Land Size: 309 sqm approx



9/218 Lower Plenty Rd ROSANNA 3084 (REI/VG)

Agent Comments

3 **2** **2**

Price: \$860,000

Method: Private Sale

Date: 23/03/2026

Rooms: 5

Property Type: Townhouse (Res)

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