

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

98 Winston Road, Viewbank Vic 3084

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,220,000

Property Type

House

Suburb

Viewbank

Period - From

01/07/2025

to

30/06/2026

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	75 Rosemar Cirt VIEWBANK 3084	\$1,220,000	14/08/2026
2	14 Westmere PI VIEWBANK 3084	\$1,210,000	25/05/2026
3	7 Rosemary Ct VIEWBANK 3084	\$1,230,000	20/03/2026

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:

31/08/2026 09:43



 4  2  2

Property Type: Land

Land Size: 828m2 sqm approx

Agent Comments

Comparable Properties



75 Rosemar Cirt VIEWBANK 3084 (REI)

Agent Comments

 4  1  2

Price: \$1,220,000

Method: Private Sale

Date: 14/08/2026

Property Type: House (Res)

Land Size: 669 sqm approx



14 Westmere PI VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,210,000

Method: Private Sale

Date: 25/05/2026

Property Type: House (Res)

Land Size: 744 sqm approx



7 Rosemary Ct VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,230,000

Method: Private Sale

Date: 20/03/2026

Rooms: 7

Property Type: House (Res)

Land Size: 667 sqm approx