

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

22 Lorraine Parade, 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 \$1,330,450 Property Type House Suburb Viewbank

Period - From 01/10/2025 to 31/12/2025 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	106 Lyon Rd VIEWBANK 3084	\$1,220,000	28/02/2026
2	9 Graham Rd VIEWBANK 3084	\$1,216,500	28/02/2026
3	21 Lena St VIEWBANK 3084	\$1,150,000	27/02/2026

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: 05/03/2026 10:27



3 2 2

Property Type: House
Land Size: 676 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2025: \$1,330,450

Comparable Properties



106 Lyon Rd VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$1,220,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 670 sqm approx



9 Graham Rd VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$1,216,500
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 530 sqm approx



21 Lena St VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: House (Res)
Land Size: 873 sqm approx

Account - VICPROP | P: 03 8888 1011



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