

# 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

20 Warren Road, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$970,000 & \$1,020,000

### 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	52 Kambea Cr VIEWBANK 3084	\$1,039,000	07/01/2026
2	10 Martins La VIEWBANK 3084	\$1,020,000	19/12/2025
3	269 Banyule Rd VIEWBANK 3084	\$1,050,000	29/11/2025

**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:

02/03/2026 10:39



 3   
  1   
  2

**Property Type:** House  
**Land Size:** 585 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$970,000 - \$1,020,000  
**Median House Price**  
 December quarter 2025: \$1,330,450

## Comparable Properties



52 Kambea Cr VIEWBANK 3084 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$1,039,000  
**Method:** Private Sale  
**Date:** 07/01/2026  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



10 Martins La VIEWBANK 3084 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 19/12/2025  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx



269 Banyule Rd VIEWBANK 3084 (REI/VG)

Agent Comments

 3   
  1   
  2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx

Account - VICPROP | P: 03 8888 1011