

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

140 Martins Lane, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,390,000 & \$1,490,000

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	26 Graham Rd VIEWBANK 3084	\$1,455,000	24/01/2026
2	18 Lena St VIEWBANK 3084	\$1,380,000	13/12/2025
3	112 Martins La VIEWBANK 3084	\$1,465,000	25/10/2025

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:

02/02/2026 11:12



4 2 2

Property Type: House (Res)

Land Size: 628 sqm approx

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,490,000

Median House Price

December quarter 2025: \$1,330,450

Comparable Properties



26 Graham Rd VIEWBANK 3084 (REI)

Agent Comments

4 2 2

Price: \$1,455,000

Method: Auction Sale

Date: 24/01/2026

Property Type: House (Res)

Land Size: 810 sqm approx



18 Lena St VIEWBANK 3084 (REI/VG)

Agent Comments

4 3 2

Price: \$1,380,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 906 sqm approx



112 Martins La VIEWBANK 3084 (REI)

Agent Comments

4 2 2

Price: \$1,465,000

Method: Private Sale

Date: 25/10/2025

Property Type: House (Res)

Account - VICPROP | P: 03 8888 1011