

# 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

259 Lower Plenty 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)

Single price

\$1,200,000

### 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	12 Bonar St HEIDELBERG HEIGHTS 3081	\$1,210,000	06/12/2025
2	69 Ferguson St MACLEOD 3085	\$1,236,000	22/11/2025
3	25 St Andrews Av ROSANNA 3084	\$1,250,000	13/11/2025

**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:

04/02/2026 10:39



**Property Type:** House  
**Land Size:** 770 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000  
**Median House Price**  
 December quarter 2025: \$1,330,450

## Comparable Properties



**12 Bonar St HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments



**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx



**69 Ferguson St MACLEOD 3085 (REI)**

Agent Comments



**Price:** \$1,236,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**25 St Andrews Av ROSANNA 3084 (REI)**

Agent Comments



**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2025  
**Property Type:** House (Res)  
**Land Size:** 825 sqm approx