

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

24 Warren Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$900,000 & \$970,000

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	1 Debra Ct YALLAMBIE 3085	\$950,000	14/03/2026
2	20 Warren Rd VIEWBANK 3084	\$985,500	14/03/2026
3	351 Lower Plenty Rd VIEWBANK 3084	\$937,800	23/12/2025

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:

02/04/2026 12:32

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Indicative Selling Price

\$900,000 - \$970,000

Median House Price

December quarter 2025: \$1,330,450



Rooms: 6

Property Type: House

Land Size: 626 sqm approx

Agent Comments

Comparable Properties



1 Debra Ct YALLAMBIE 3085 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 673 sqm approx



20 Warren Rd VIEWBANK 3084 (REI)

Agent Comments



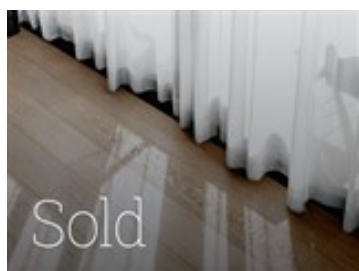
Price: \$985,500

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 585 sqm approx



351 Lower Plenty Rd VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$937,800

Method: Private Sale

Date: 23/12/2025

Property Type: House

Land Size: 675 sqm approx

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