

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 58 Graham Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

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	14 Silk St ROSANNA 3084	\$1,700,000	24/03/2026
2	50 Bartram Rise VIEWBANK 3084	\$1,610,000	26/02/2026
3	4 Walter Withers Ct VIEWBANK 3084	\$1,630,000	11/02/2026

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: 26/03/2026 08:57



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Property Type: House
Land Size: 962 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 December quarter 2025: \$1,330,450

Comparable Properties



14 Silk St ROSANNA 3084 (REI)

Agent Comments

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Price: \$1,700,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 920 sqm approx



50 Bartram Rise VIEWBANK 3084 (REI)

Agent Comments

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Price: \$1,610,000
Method: Sold Before Auction
Date: 26/02/2026
Property Type: House (Res)
Land Size: 660 sqm approx



4 Walter Withers Ct VIEWBANK 3084 (REI)

Agent Comments

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Price: \$1,630,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: House (Res)
Land Size: 652 sqm approx

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