

# 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

5 Lorraine Parade, 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

\$790,000

&

\$860,000

### Median sale price

Median price

\$845,000

Property Type

Unit

Suburb

Viewbank

Period - From

24/02/2025

to

23/02/2026

Source

Property Data

### 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	2a Casey Cr VIEWBANK 3084	\$852,000	31/01/2026
2	2/5 Leith Rd MACLEOD 3085	\$830,000	31/01/2026
3	35 Coorie Cr ROSANNA 3084	\$821,000	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:

24/02/2026 21:26



3   1   1

**Property Type:** House  
**Land Size:** 247 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median Unit Price**  
24/02/2025 - 23/02/2026: \$845,000

## Comparable Properties

**2a Casey Cr VIEWBANK 3084 (REI)**

**Agent Comments**

3   1   2

**Price:** \$852,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** House (Res)  
**Land Size:** 278 sqm approx



**2/5 Leith Rd MACLEOD 3085 (REI)**

**Agent Comments**

2   1   2

**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** Unit



**35 Coorie Cr ROSANNA 3084 (REI)**

**Agent Comments**

3   1   1

**Price:** \$821,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 446 sqm approx

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133