

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

73 Duff Parade, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,065,000

Property Type House

Suburb Viewbank

Period - From 01/04/2026

to

30/06/2026

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	10 Pilgrim Ct ROSANNA 3084	\$1,174,000	30/05/2026
2	46 Duff Pde VIEWBANK 3084	\$1,080,000	18/04/2026
3	6 Lees Ct ROSANNA 3084	\$1,110,000	15/04/2026

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:

28/08/2026 12:25



3 1 2

Property Type: House
Land Size: 846 sqm approx
Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 June quarter 2026: \$1,065,000

Comparable Properties



10 Pilgrim Ct ROSANNA 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$1,174,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 956 sqm approx



46 Duff Pde VIEWBANK 3084 (REI/VG)

Agent Comments

4 1 2

Price: \$1,080,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 695 sqm approx



6 Lees Ct ROSANNA 3084 (REI)

Agent Comments

4 1 2

Price: \$1,110,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 977 sqm approx

Account - Barry Plant | P: 03 9842 8888