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	11 Winston Road, Viewbank Vic 3084

Indicative selling price

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

Range between $1,120,000 & $1,220,000

Median sale price

Median price $1,165,000 Property Type House Suburb Viewbank

Period - From 01/01/2025 to 31/03/2025 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	136 Martins La VIEWBANK 3084	$1,075,000	29/05/2025
2	21 Mark St VIEWBANK 3084	$1,130,000	03/05/2025
3	81 Rutherford Rd VIEWBANK 3084	$1,200,000	03/04/2025

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: 11/06/2025 09:46

11 Winston Road, Viewbank Vic 3084



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price
$1,120,000 - $1,220,000
Median House Price
March quarter 2025: $1,165,000

Comparable Properties



136 Martins La VIEWBANK 3084 (REI)

3 1 2

Price: $1,075,000
Method: Sold Before Auction
Date: 29/05/2025
Property Type: House (Res)

Agent Comments



21 Mark St VIEWBANK 3084 (REI)

3 1 2

Price: $1,130,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House
Land Size: 535 sqm approx

Agent Comments



81 Rutherford Rd VIEWBANK 3084 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 03/04/2025
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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