Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 82 Martins Lane, Viewbank Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ting		
Range betweer	n \$1,300,000		&		\$1,400,0	00		
Median sale p	rice							
Median price	\$1,150,500	Pro	operty Type	Hou	se		Suburb	Viewbank
Period - From	15/07/2024	to	14/07/2025		So	urce	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	2 Westmere PI VIEWBANK 3084	\$1,305,500	08/07/2025
2	6 Mercedes Ct ROSANNA 3084	\$1,370,000	03/05/2025
3	35 Kambea Cr VIEWBANK 3084	\$1,360,000	26/03/2025

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:

15/07/2025 17:25



Nelson Alexander





Property Type: House Land Size: 656 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 15/07/2024 - 14/07/2025: \$1,150,500

Comparable Properties

ANDL.	2 Westmere PI VIEWBANK 3084 (REI) 4 4 2 2 2	Agent Comments
	Price: \$1,305,500 Method: Private Sale Date: 08/07/2025 Property Type: House Land Size: 652 sqm approx	
	6 Mercedes Ct ROSANNA 3084 (REI)	Agent Comments
The second s	4 🗰 2 🋱 2	U U
ON LOT LAND	Price: \$1,370,000	
	Method: Auction Sale	
	Date: 03/05/2025	
T	Property Type: House (Res)	
	35 Kambea Cr VIEWBANK 3084 (REI/VG)	Agent Comments
ATTA MUL	4 4 3	
	Price: \$1,360,000	
	Method: Auction Sale	
	Date: 26/03/2025	
Min	Rooms: 7 Property Type: House (Res)	
nun /	Land Size: 785 sqm approx	

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.