

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

82 Martins Lane, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,150,500

Property Type House

Suburb Viewbank

Period - From 15/07/2024

to

14/07/2025

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	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



 5  2  6

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



2 Westmere PI VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

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

 4  2  2

Price: \$1,370,000
Method: Auction Sale
Date: 03/05/2025
Property Type: House (Res)



35 Kambea Cr VIEWBANK 3084 (REI/VG)

Agent Comments

 4  1  3

Price: \$1,360,000
Method: Auction Sale
Date: 26/03/2025
Rooms: 7
Property Type: House (Res)
Land Size: 785 sqm approx

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