

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

1/70-74 Graham Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$620,000

&

\$670,000

Median sale price

Median price \$775,000

Property Type Unit

Suburb Viewbank

Period - From 01/04/2024

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	2/8 Finlayson St ROSANNA 3084	\$774,000	24/05/2025
2	4/77 St James Rd ROSANNA 3084	\$700,000	29/04/2025
3	9/77 Rosanna Rd HEIDELBERG 3084	\$592,500	22/03/2025

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:

04/06/2025 20:30



2
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Property Type: Unit

Land Size: 183 sqm approx

Agent Comments

Rear of complex backing onto Creekbend Reserve

Indicative Selling Price

\$620,000 - \$670,000

Median Unit Price

Year ending March 2025: \$775,000

Comparable Properties



2/8 Finlayson St ROSANNA 3084 (REI)

Agent Comments

2
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Price: \$774,000

Method: Auction Sale

Date: 24/05/2025

Property Type: Unit



4/77 St James Rd ROSANNA 3084 (VG)

Agent Comments

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Price: \$700,000

Method: Sale

Date: 29/04/2025

Property Type: Flat/Unit/Apartment (Res)



9/77 Rosanna Rd HEIDELBERG 3084 (REI/VG)

Agent Comments

2
 1
 2

Price: \$592,500

Method: Auction Sale

Date: 22/03/2025

Property Type: Villa