Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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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	Range between	\$620,000	&	\$670,000
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Median sale price

Median price	\$775,000	Pro	perty Type	Jnit		Suburb	Viewbank
Period - From	01/04/2024	to	31/03/2025	9	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

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



Date of sale





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)

Price: \$774,000 Method: Auction Sale Date: 24/05/2025 Property Type: Unit

Agent Comments



4/77 St James Rd ROSANNA 3084 (VG)

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Agent Comments

Price: \$700,000 Method: Sale Date: 29/04/2025

Property Type: Flat/Unit/Apartment (Res)



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

Price: \$592,500 Method: Auction Sale Date: 22/03/2025 Property Type: Villa

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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