

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

180 Graham Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Viewbank

Period - From 21/09/2025

to 20/09/2026

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	18 Gabonia Av WATSONIA 3087	\$730,000	14/09/2026
2	2/194 Rosanna Rd ROSANNA 3084	\$740,000	15/08/2026
3	1/5 Rosebud Pde VIEWBANK 3084	\$750,000	04/08/2026

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:

21/09/2026 10:21

180 Graham Road, Viewbank Vic 3084



Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median Unit Price
21/09/2025 - 20/09/2026: \$710,000

Comparable Properties



18 Gabonia Av WATSONIA 3087 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 14/09/2026
Property Type: House
Land Size: 590 sqm approx



2/194 Rosanna Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 15/08/2026
Property Type: Townhouse (Res)



1/5 Rosebud Pde VIEWBANK 3084 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 04/08/2026
Property Type: Unit
Land Size: 325 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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