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	105 Castleton Road, Viewbank Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$1,305,500	Pro	perty Type	House		Suburb	Viewbank
Period - From	01/07/2025	to	30/09/2025		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

1	1/11 Fahey Cr YALLAMBIE 3085	\$750,000	15/11/2025
2	133 Martins La VIEWBANK 3084	\$800,000	18/08/2025
3	1/145 Yallambie Rd MACLEOD 3085	\$760,000	02/08/2025

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:	02/12/2025 11:59



Date of sale











Property Type: House Land Size: 327 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 **Median House Price**

September quarter 2025: \$1,305,500

Comparable Properties



1/11 Fahey Cr YALLAMBIE 3085 (REI)



Agent Comments

Price: \$750.000 Method: Auction Sale Date: 15/11/2025

Property Type: House (Res) Land Size: 319 sqm approx



133 Martins La VIEWBANK 3084 (REI/VG)





Agent Comments

Price: \$800,000 Method: Auction Sale Date: 18/08/2025

Property Type: House (Res)



1/145 Yallambie Rd MACLEOD 3085 (REI/VG)



Agent Comments

Price: \$760,000 Method: Auction Sale Date: 02/08/2025

Property Type: House (Res) Land Size: 435 sqm approx

Account - VICPROP | P: 03 8888 1011





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