

# 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

105 Castleton Road, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

### Median sale price

Median price

\$1,305,500

Property 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	Date of sale
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



 2  1  2

**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**

 3  1  2

**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**

 3  1  1

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 18/08/2025  
**Property Type:** House (Res)



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

**Agent Comments**

 3  1  2

**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