#### 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	Northwood Drive, Viewbank Vic 3084
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#### Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
Range between	\$1,450,000	&	\$1,550,000

#### 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	Date of sale
1	9 Lodge Ct VIEWBANK 3084	\$1,522,000	09/10/2025
2	4 Rowan Tree Ct VIEWBANK 3084	\$1,408,800	18/09/2025

## 3 18 Meyrick Cr VIEWBANK 3084 \$1,510,000 02/09/2025

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:	15/10/2025 10:10













Property Type: House Land Size: 762 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** September quarter 2025: \$1,305,500

### Comparable Properties



9 Lodge Ct VIEWBANK 3084 (REI)



**Agent Comments** 

Price: \$1,522,000 Method: Private Sale Date: 09/10/2025 Property Type: House



4 Rowan Tree Ct VIEWBANK 3084 (REI)



**Agent Comments** 

Price: \$1,408,800 Method: Private Sale Date: 18/09/2025 Property Type: House Land Size: 715 sqm approx



18 Meyrick Cr VIEWBANK 3084 (REI)

Price: \$1,510,000 Method: Private Sale





Date: 02/09/2025 Property Type: House (Res) Agent Comments

Account - VICPROP | P: 03 8888 1011





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