

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

11 Northwood Drive, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

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	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



4 3 2

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

5 2 2

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



4 Rowan Tree Ct VIEWBANK 3084 (REI)

Agent Comments

4 3 4

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)

Agent Comments

4 - 4

Price: \$1,510,000
Method: Private Sale
Date: 02/09/2025
Property Type: House (Res)