

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

15 Westmere Place, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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 Heriot CI VIEWBANK 3084	\$1,380,126	21/08/2025
2	51 Castleton Rd VIEWBANK 3084	\$1,355,000	16/08/2025
3	2 Westmere PI VIEWBANK 3084	\$1,305,500	08/07/2025

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:

20/11/2025 11:30



Rooms: 7

Property Type: House

Land Size: 733m2 sqm approx

Agent Comments

Comparable Properties



1 Heriot CI VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,380,126

Method: Private Sale

Date: 21/08/2025

Property Type: House (Res)

Land Size: 786 sqm approx



51 Castleton Rd VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)



2 Westmere PI VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,305,500

Method: Private Sale

Date: 08/07/2025

Property Type: House

Land Size: 652 sqm approx