

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

19 Casey Crescent, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,165,000

Property Type House

Suburb Viewbank

Period - From 01/01/2025

to

31/03/2025

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	14 Moran St VIEWBANK 3084	\$1,120,000	28/06/2025
2	37 Eamon Dr VIEWBANK 3084	\$1,105,000	10/06/2025
3	136 Martins La VIEWBANK 3084	\$1,075,000	29/05/2025

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:

03/07/2025 12:42



3 3 2

Property Type: House
Land Size: 422 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2025: \$1,165,000

Comparable Properties



14 Moran St VIEWBANK 3084 (REI)

Agent Comments

3 1 3

Price: \$1,120,000
Method: Auction Sale
Date: 28/06/2025
Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx



37 Eamon Dr VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$1,105,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 588 sqm approx



136 Martins La VIEWBANK 3084 (REI)

Agent Comments

3 1 2

Price: \$1,075,000
Method: Sold Before Auction
Date: 29/05/2025
Property Type: House (Res)