

# 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

2 Westmere Place, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,195,000

Property Type House

Suburb Viewbank

Period - From 01/04/2024

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	68 Rutherford Rd VIEWBANK 3084	\$1,135,000	11/06/2025
2	106 Warren Rd VIEWBANK 3084	\$1,200,000	20/03/2025
3	18 Christine St VIEWBANK 3084	\$1,130,800	30/01/2025

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:

26/06/2025 13:37



4 2 2

**Property Type:** House  
**Land Size:** 652 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending March 2025: \$1,195,000

## Comparable Properties



**68 Rutherford Rd VIEWBANK 3084 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,135,000  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Property Type:** House  
**Land Size:** 534 sqm approx



**106 Warren Rd VIEWBANK 3084 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 20/03/2025  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**18 Christine St VIEWBANK 3084 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$1,130,800  
**Method:** Sold Before Auction  
**Date:** 30/01/2025  
**Property Type:** House (Res)  
**Land Size:** 584 sqm approx