Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2 Westmere Place, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,195,000	Pro	perty Type	House		Suburb	Viewbank
Period - From	01/04/2024	to	31/03/2025	9	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

,	and the companion property		Date of care
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



Date of sale



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





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)

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Agent Comments

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)

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Agent Comments

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)

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) 2

Price: \$1,130,800

Method: Sold Before Auction

Date: 30/01/2025

Property Type: House (Res) Land Size: 584 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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