

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

21 Northwood Drive, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,820,000

&

\$1,920,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Viewbank

Period - From 01/04/2025

to

30/06/2025

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 Berkeley Av HEIDELBERG 3084	\$1,773,000	29/03/2025
2	3 Mill Ct VIEWBANK 3084	\$1,700,000	22/03/2025
3	31 Grantham Rd VIEWBANK 3084	\$1,900,000	05/03/2025

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:

14/08/2025 19:18



5
 3
 2

Property Type: House
Land Size: 739 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,820,000 - \$1,920,000
Median House Price
 June quarter 2025: \$1,125,000

Comparable Properties



9 Berkeley Av HEIDELBERG 3084 (REI/VG)

4
 2
 2

Price: \$1,773,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments
 Plus Study



3 Mill Ct VIEWBANK 3084 (REI/VG)

5
 3
 2

Price: \$1,700,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 841 sqm approx

Agent Comments



31 Grantham Rd VIEWBANK 3084 (REI/VG)

5
 3
 3

Price: \$1,900,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 612 sqm approx

Agent Comments