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 $1,275,000 & $1,325,000

Median sale price

Median price $1,330,450 Property Type House Suburb Viewbank

Period - From 01/10/2025 to 31/12/2025 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	4 Ti Tree Ct VIEWBANK 3084	$1,329,900	20/12/2025
2	26 Alexander St MONTMORENCY 3094	$1,255,000	18/12/2025
3	11 Northwood Dr VIEWBANK 3084	$1,331,000	03/11/2025

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: 05/02/2026 10:55

15 Westmere Place, Viewbank Vic 3084

JellisCraig

Aaron Yeats
9431 1222
0400 067 024
aaronyeats@jelliscraig.com.au



4 2 2

Rooms: 7
Property Type: House
Land Size: 733 sqm approx

Agent Comments

Indicative Selling Price
$1,275,000 - $1,325,000
Median House Price
December quarter 2025: $1,330,450

Comparable Properties



4 Ti Tree Ct VIEWBANK 3084 (REI)

4 2 4

Price: $1,329,900
Method: Auction Sale
Date: 20/12/2025
Rooms: 7
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



26 Alexander St MONTMORENCY 3094 (REI/VG)

4 2 2

Price: $1,255,000
Method: Auction Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments



11 Northwood Dr VIEWBANK 3084 (REI/VG)

4 3 2

Price: $1,331,000
Method: Sold Before Auction
Date: 03/11/2025
Property Type: House (Res)
Land Size: 763 sqm approx

Agent Comments

REIV THE DIFFERENCE

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