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

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

2 Westmere Place, Viewbank Vic 3084

Scott Nugent
0438 054 993
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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)

4 2 2

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

Agent Comments



106 Warren Rd VIEWBANK 3084 (REI/VG)

4 2 2

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

Agent Comments



18 Christine St VIEWBANK 3084 (REI/VG)

4 1 2

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

Agent Comments

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