

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 23 Northwood Drive, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	15 Westmere PI VIEWBANK 3084	\$1,320,000	16/02/2026
2	11 Northwood Dr VIEWBANK 3084	\$1,331,000	03/11/2025
3	4 Rowan Tree Ct VIEWBANK 3084	\$1,408,800	18/09/2025

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: 05/03/2026 13:17



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Property Type: House (Res)

Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

December quarter 2025: \$1,330,450

Comparable Properties



15 Westmere PI VIEWBANK 3084 (REI)

Agent Comments

4
 2
 2

Price: \$1,320,000

Method: Private Sale

Date: 16/02/2026

Property Type: House

Land Size: 733 sqm approx



11 Northwood Dr VIEWBANK 3084 (REI/VG)

Agent Comments

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 3
 2

Price: \$1,331,000

Method: Sold Before Auction

Date: 03/11/2025

Property Type: House (Res)

Land Size: 763 sqm approx



4 Rowan Tree Ct VIEWBANK 3084 (REI/VG)

Agent Comments

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 3
 4

Price: \$1,408,800

Method: Private Sale

Date: 18/09/2025

Property Type: House

Land Size: 715 sqm approx

Account - VICPROP | P: 03 8888 1011