

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

14 Westmere Place, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,280,000 & \$1,350,000

Median sale price

Median price \$1,305,500 Property Type House Suburb Viewbank

Period - From 01/07/2025 to 30/09/2025 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	11 Northwood Dr VIEWBANK 3084	\$1,331,000	03/11/2025
3	8 Lewellin Gr ROSANNA 3084	\$1,330,000	18/10/2025

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:

09/01/2026 10:19



4 2 2

Property Type: House (Res)

Land Size: 759 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,350,000

Median House Price

September quarter 2025: \$1,305,500

Comparable Properties



4 Ti Tree Ct VIEWBANK 3084 (REI)

Agent Comments

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



11 Northwood Dr VIEWBANK 3084 (REI)

Agent Comments

4 3 2

Price: \$1,331,000

Method: Sold Before Auction

Date: 03/11/2025

Property Type: House (Res)



8 Lewellin Gr ROSANNA 3084 (REI/VG)

Agent Comments

4 2 -

Price: \$1,330,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133