# 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	51 Castleton Road, Viewbank Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
---------------------------	---	-------------

#### Median sale price

Median price	\$1,160,000	Pro	perty Type	House		Suburb	Viewbank
Period - From	21/07/2024	to	20/07/2025		Source	Property	/ Data

# 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.

Ad	dress of comparable property	Price	Date of sale
1	6 Havilah Ct VIEWBANK 3084	\$1,265,000	29/03/2025
2	375 Banyule Rd VIEWBANK 3084	\$1,272,000	01/03/2025
3	9 Dawn Ct VIEWBANK 3084	\$1,270,000	28/02/2025

#### 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:	21/07/2025 21:10









Rooms: 2

**Property Type:** House **Land Size:** 588 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price 21/07/2024 - 20/07/2025: \$1,160,000

# Comparable Properties



6 Havilah Ct VIEWBANK 3084 (REI/VG)

--

4

**3** 2

**Agent Comments** 

Price: \$1,265,000 Method: Private Sale Date: 29/03/2025 Property Type: House Land Size: 562 sqm approx

375 Banyule Rd VIEWBANK 3084 (REI/VG)

4

**-**

**Agent Comments** 

Price: \$1,272,000 Method: Private Sale Date: 01/03/2025 Property Type: House Land Size: 566 sqm approx



9 Dawn Ct VIEWBANK 3084 (REI/VG)

•

1

**—** 

**.** 

Agent Comments

Price: \$1,270,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 580 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.