

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

51 Castleton Road, Viewbank Vic 3084

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

Property 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.

	Address 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



4 2 2

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)

Agent Comments

4 2 2

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)

Agent Comments

4 2 2

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)

Agent Comments

4 2 2

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