

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

21 Northwood Drive, Viewbank Vic 3084

Indicative selling price

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

Range between

\$1,780,000

&

\$1,880,000

Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Viewbank

Period - From

01/04/2025

to

30/06/2025

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	9 Berkeley Av HEIDELBERG 3084	\$1,773,000	29/03/2025
2	3 Mill Ct VIEWBANK 3084	\$1,700,000	22/03/2025
3	31 Grantham Rd VIEWBANK 3084	\$1,900,000	05/03/2025

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:

24/07/2025 15:08



5 3 2

Property Type: House (Res)

Land Size: 739 sqm approx

Agent Comments

Indicative Selling Price

\$1,780,000 - \$1,880,000

Median House Price

June quarter 2025: \$1,125,000

Comparable Properties



9 Berkeley Av HEIDELBERG 3084 (REI/VG)

4 2 2

Price: \$1,773,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

Study



3 Mill Ct VIEWBANK 3084 (REI/VG)

5 3 2

Price: \$1,700,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 841 sqm approx

Agent Comments



31 Grantham Rd VIEWBANK 3084 (REI/VG)

5 3 3

Price: \$1,900,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Account - VICPROP | P: 03 8888 1011