

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,220,000 Property Type House Suburb Viewbank

Period - From 01/01/2026 to 31/03/2026 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	7 Rosemary Ct VIEWBANK 3084	\$1,230,000	20/03/2026
2	106 Lyon Rd VIEWBANK 3084	\$1,220,000	28/02/2026
3	31 Silver Wattle St YALLAMBIE 3085	\$1,201,000	05/02/2026

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:

04/05/2026 11:27



4 2 2

**Property Type:** House  
**Land Size:** 744 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
March quarter 2026: \$1,220,000

## Comparable Properties



**7 Rosemary Ct VIEWBANK 3084 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 20/03/2026  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx



**106 Lyon Rd VIEWBANK 3084 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx



**31 Silver Wattle St YALLAMBIE 3085 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,201,000  
**Method:** Auction Sale  
**Date:** 05/02/2026  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

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



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